

# ASBESTOS REGISTER

## LOT 2305 - POWER HOUSE

### 41 SMITH STREET

### DARWIN NT 0800



#### Status of asbestos containing materials at Lot 2305 - Power House



**WARNING:** Asbestos containing material identified at the Site.

*Refer to the report in its entirety for details of identified asbestos containing materials and the associated limitations (e.g. areas unable to be assessed).*



# Question today *Imagine tomorrow* Create for the future

## Asbestos Register

Lot 2305 - Power House, 41 Smith Street, Darwin NT 0800

RANDAZZO C & G DEVELOPMENTS

WSP

wsp.com

| REV | DATE        | DETAILS                         |
|-----|-------------|---------------------------------|
| A   | 22 May 2024 | Initial Report Issued to Client |
|     |             |                                 |

|              | NAME                | DATE        | SIGNATURE                                                                            |
|--------------|---------------------|-------------|--------------------------------------------------------------------------------------|
| Prepared by: | Jason Hiscox        | 22 May 2024 |  |
| Reviewed by: | Daniel Duffin-Jones | 23 May 2024 |  |
| Approved by: | Daniel Duffin-Jones | 23 May 2024 |  |

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# 1 INTRODUCTION

WSP Australia Pty Ltd (WSP) was engaged by Randazzo C & G Developments (referred to as the 'Client') to undertake an asbestos survey of Lot 2305 - Power House, located at 41 Smith Street, Darwin NT 0800 (referred to as the 'Site').

It is a legislative requirement that the property owner/person in control of the Site minimise risks associated with asbestos.

To minimise the risks associated with asbestos, this asbestos register is to be kept and maintained by the property owner and/or person(s) in control of the Site/building. The person with control of the site should ensure all personnel at the workplace are informed of the asbestos register, particularly when any works occur that have the potential to expose persons to asbestos. The asbestos register should be made readily accessible to:

- Tenants
- Employees
- Contractors and sub-contractors
- Any other personnel at the Site
- Any person removing ACM
- Any person engaged to perform work that may disturb ACMs, including suspected ACMs
- Any other person (e.g. public) who could inadvertently disturb ACMs.

The survey was undertaken using non-destructive methods. There may remain a potential for asbestos containing materials to be concealed within a buildings structure. Accordingly, caution should be exercised if subsequent renovation, demolition or dismantling of the structure is required. If any suspected materials are identified a sample of these materials should be collected and tested in a NATA registered laboratory for the presence of asbestos.

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## 1.1 OBJECTIVE

The Client's objective is to comply with applicable legislative requirements by ensuring that all ACMs have been identified and located in the Site buildings so that they can be appropriately managed, removed and/or disposed of as required.

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## 1.2 SCOPE OF WORK

WSP's completed scope of work is summarised below:

- Reviewed information provided by the Client to assist in identifying areas of potential concern
- Attended Site to survey and sample all accessible areas for ACMs
- Inspected the Site and collected representative samples (3 samples collected) using non-destructive techniques to:
  - Confirm the presence/absence of ACM
  - Assess the condition and potential for disturbance of ACMs encountered; and
  - Determine the extent and quantities of ACMs
- All identified ACMs were photographed
- The Site survey encompassed all accessible Site buildings, features, services, ceilings, roofing and areas of the Site. Where areas were inaccessible or samples could not be collected, this was noted.

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## 1.3 SURVEY INFORMATION

|                          |                                                                 |                  |          |
|--------------------------|-----------------------------------------------------------------|------------------|----------|
| <b>SITE NAME</b>         | Lot 2305 - Power House                                          |                  |          |
| <b>SITE ADDRESS</b>      | 41 Smith Street, Darwin NT, 0800                                |                  |          |
| <b>SURVEYOR NAME</b>     | Jason Hiscox                                                    |                  |          |
| <b>SURVEY DATE</b>       | 10 May 2024                                                     | Next Survey Date | May 2029 |
| <b>PREVIOUS REGISTER</b> | J130279_NT0686b_Darwin Plaza, 41 The Mall, Smith Street, Darwin |                  |          |

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## 1.4 SITE DESCRIPTION

The survey was restricted to buildings owned and managed by the Client. Details of the buildings are presented below:

| <b>Building</b>        | <b>Building Description</b>                                                                                                                                                                                                                    | <b>Approximate Building Age</b> |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Lot 2305 - Power House | The Power House is an eight storey building constructed of concrete. Interior walls are constructed of concrete and plasterboard. Interior ceilings are plasterboard and plasterboard tiles. Floors are carpet and ceramic tile over concrete. | 1960s                           |

The inspection was not intrusive and limited to the building(s) listed above. ACMs located in inaccessible areas, or located in areas that posed an unacceptable risk to health and safety (e.g. live electrical areas), were not inspected or sampled during the survey.

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## 1.5 RESULTS SUMMARY

The following table summarises ACM identified during the Site inspection.

| <b>Asbestos Type</b>   | <b>Asbestos Identified</b> | <b>Number of Asbestos Items</b> | <b>Risk</b> |
|------------------------|----------------------------|---------------------------------|-------------|
| Lot 2305 - Power House |                            |                                 |             |
| Friable ACM            | Yes                        | 2                               | Low         |
| Non-friable ACM        | Yes                        | 19                              | Low         |

The risk matrix used to determine the risk posed by identified asbestos containing materials is provided in Appendix A. Laboratory reports are provided in Appendix B.



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## 1.6 INACCESSIBLE AREAS

ACMs located in inaccessible areas, or located in areas that pose an unacceptable risk to health and safety (e.g. live electrical areas, height restricted areas), were not inspected or sampled during the survey. Common locations where access may be limited or missing are listed below:

- Inside set ceilings, wall cavities or other voids/areas (e.g. fire doors) concealed within a building structure that cannot be accessed without major dismantling
- Roofs, ceiling spaces and other height restricted areas that cannot be accessed without specialised equipment
- Locations behind locked doors
- Within confined spaces
- Energised services, including gas and electrical
- Areas where access would create an unacceptable risk to building occupants.

## 2 ASBESTOS REGISTER

### 2.1 LOT 2305 - POWER HOUSE

#### 2.1.1 EXTERNAL

| Primary location / room   | Secondary location / application          | Material        | Sample number               | Result     | Quantity | Labelled | Sealed | Friability  | Condition | Disturbance potential | Risk rating | Comments / management recommendations                                                | Photo reference |
|---------------------------|-------------------------------------------|-----------------|-----------------------------|------------|----------|----------|--------|-------------|-----------|-----------------------|-------------|--------------------------------------------------------------------------------------|-----------------|
| Perimeter                 | Eave linings above windows to all levels  | Cement sheeting | Previously Sampled NT0686-1 | Chrysotile | 600 m²   | No       | Sealed | Non-Friable | Good      | Low                   | Low         | Leave insitu and manage.                                                             | 150147          |
| Northeast entry from mall | Previous ceiling, eave and awning linings | Cement sheeting | Previously Assumed          | Removed    | -        | -        | -      | -           | -         | -                     | No Asbestos | No Action Required<br>Ground and Level 1 Northeast entry fully refurbished Post 2003 | 150164          |

#### 2.1.2 GROUND FLOOR

| Primary location / room       | Secondary location / application | Material            | Sample number                 | Result            | Quantity | Labelled | Sealed | Friability  | Condition | Disturbance potential | Risk rating | Comments / management recommendations                                                                                      | Photo reference |
|-------------------------------|----------------------------------|---------------------|-------------------------------|-------------------|----------|----------|--------|-------------|-----------|-----------------------|-------------|----------------------------------------------------------------------------------------------------------------------------|-----------------|
| Switch room                   | Unknown electrical components    | Insulation material | Visual Observation            | Asbestos Presumed | Unknown  | No       | Sealed | Non-Friable | Good      | Low                   | Low         | Label and Manage.                                                                                                          | 150170          |
| Male toilets common area      | Cubicle partitions               | Cement sheeting     | Previously Sampled NT0686-2-2 | Removed           | -        | -        | -      | -           | -         | -                     | No Asbestos | No Action Required<br>Male and Female toilets to all levels have been refurbished. No asbestos containing materials remain | 150166          |
| Summer house kitchen          | Under sink dampener              | Bituminous material | Previously Sampled NT0686-1-2 | Not Detected      | -        | -        | -      | -           | -         | -                     | No Asbestos | No Action Required                                                                                                         | 150167          |
| Previous JetsetTravel kitchen | Under sink dampener              | Bituminous material | Previously Sampled NT0686-3-2 | Removed           | -        | -        | -      | -           | -         | -                     | No Asbestos | No Action Required                                                                                                         | 150171          |

#### 2.1.3 LEVEL 1

| Primary location / room | Secondary location / application | Material            | Sample number                | Result            | Quantity | Labelled | Sealed   | Friability  | Condition | Disturbance potential | Risk rating | Comments / management recommendations          | Photo reference |
|-------------------------|----------------------------------|---------------------|------------------------------|-------------------|----------|----------|----------|-------------|-----------|-----------------------|-------------|------------------------------------------------|-----------------|
| Electrical cupboard     | Electrical switchboard panel     | Bituminous material | Visual Observation           | Presumed Asbestos | 1 item   | Yes      | Sealed   | Non-Friable | Fair      | Low                   | Low         | Leave insitu and manage.                       | 150138          |
| In front of elevators   | Fire hose cupboard wall lining   | Cement sheeting     | Previously Sampled NT0686-3a | Chrysotile        | 1 m²     | Yes      | Unsealed | Non-Friable | Fair      | Low                   | Low         | Enclose, encapsulate or seal and apply labels. | 150157          |

2.1.3 LEVEL 1

| Primary location / room                         | Secondary location / application     | Material            | Sample number               | Result       | Quantity | Labelled | Sealed | Friability | Condition | Disturbance potential | Risk rating | Comments / management recommendations                                                                                      | Photo reference |
|-------------------------------------------------|--------------------------------------|---------------------|-----------------------------|--------------|----------|----------|--------|------------|-----------|-----------------------|-------------|----------------------------------------------------------------------------------------------------------------------------|-----------------|
| Male toilets - All levels                       | Partitions                           | Cement sheeting     | Previously Sampled NT0686-4 | Removed      | -        | -        | -      | -          | -         | -                     | No Asbestos | No Action Required<br>Male and Female toilets to all levels have been refurbished. No asbestos containing materials remain | 150136          |
| Small kitchen northeastern end, Worksafe office | Under sink dampener                  | Bituminous material | Previously Sampled NT0686-2 | Removed      | -        | -        | -      | -          | -         | -                     | No Asbestos | No Action Required                                                                                                         | 150149          |
| Airconditioning Plant room                      | AC joint mastic                      | Mastic              | Previously Sampled NT0686-6 | Not Detected | -        | -        | -      | -          | -         | -                     | No Asbestos | No Action Required                                                                                                         | 150155          |
| AC cupboard northeast side                      | White woven cloth, coated in bitumen | Insulation material | Previously Sampled NT0686-7 | Not Detected | -        | -        | -      | -          | -         | -                     | No Asbestos | No Action Required<br>No suspect material sighted, presumed to be removed                                                  | 150156          |
| Kitchen                                         | Wall lining behind tiles             | Cement sheeting     | Previously Sampled NT0686-3 | Removed      | -        | -        | -      | -          | -         | -                     | No Asbestos | No Action Required                                                                                                         | 150158          |

2.1.4 LEVEL 2

| Primary location / room | Secondary location / application | Material            | Sample number               | Result            | Quantity         | Labelled | Sealed   | Friability  | Condition | Disturbance potential | Risk rating | Comments / management recommendations          | Photo reference |
|-------------------------|----------------------------------|---------------------|-----------------------------|-------------------|------------------|----------|----------|-------------|-----------|-----------------------|-------------|------------------------------------------------|-----------------|
| Electrical cupboard     | Electrical switchboard panel     | Bituminous material | Visual Observation          | Asbestos Presumed | 1 item           | Yes      | Sealed   | Non-Friable | Good      | Low                   | Low         | Leave insitu and manage.                       | 150135          |
| Fire hose cupboard      | Wall lining                      | Cement sheeting     | Ref: WSP-NT0686-3a          | Chrysotile        | 1 m <sup>2</sup> | Yes      | Unsealed | Non-Friable | Good      | Low                   | Low         | Enclose, encapsulate or seal and apply labels. | 150143          |
| Kitchen                 | Sink sound deadener              | Bituminous material | Previously Sampled NT0686-5 | Not Detected      | -                | -        | -        | -           | -         | -                     | No Asbestos | No Action Required                             | 150159          |

2.1.5 LEVEL 3

| Primary location / room | Secondary location / application | Material            | Sample number               | Result            | Quantity         | Labelled | Sealed   | Friability  | Condition | Disturbance potential | Risk rating | Comments / management recommendations          | Photo reference |
|-------------------------|----------------------------------|---------------------|-----------------------------|-------------------|------------------|----------|----------|-------------|-----------|-----------------------|-------------|------------------------------------------------|-----------------|
| Electrical cupboard     | Electrical switchboard panel     | Bituminous material | Visual Observation          | Asbestos Presumed | 1 item           | Yes      | Sealed   | Non-Friable | Good      | Low                   | Low         | Leave insitu and manage.                       | 150140          |
| Fire hose cupboard      | Wall lining                      | Cement sheeting     | Ref: WSP-NT0686-3a          | Chrysotile        | 1 m <sup>2</sup> | Yes      | Unsealed | Non-Friable | Good      | Low                   | Low         | Enclose, encapsulate or seal and apply labels. | 150153          |
| DCIS kitchen            | Sound deadener under sink        | Bituminous material | Previously Sampled NT0686-8 | Not Detected      | -                | -        | -        | -           | -         | -                     | No Asbestos | No Action Required                             | 150137          |



2.1.6 LEVEL 4

| Primary location / room | Secondary location / application | Material            | Sample number      | Result            | Quantity | Labelled | Sealed   | Friability  | Condition | Disturbance potential | Risk rating | Comments / management recommendations          | Photo reference |
|-------------------------|----------------------------------|---------------------|--------------------|-------------------|----------|----------|----------|-------------|-----------|-----------------------|-------------|------------------------------------------------|-----------------|
| Electrical cupboard     | Electrical switchboard panel     | Bituminous material | Visual Observation | Asbestos Presumed | 1 item   | Yes      | Sealed   | Non-Friable | Good      | Low                   | Low         | Leave insitu and manage.                       | 150139          |
| Fire hose cupboard      | Wall lining                      | Cement sheeting     | Ref: WSP-NT0686-3a | Chrysotile        | 1 m²     | Yes      | Unsealed | Non-Friable | Good      | Low                   | Low         | Enclose, encapsulate or seal and apply labels. | 150160          |

2.1.7 LEVEL 5

| Primary location / room | Secondary location / application | Material            | Sample number      | Result            | Quantity | Labelled | Sealed   | Friability  | Condition | Disturbance potential | Risk rating | Comments / management recommendations          | Photo reference |
|-------------------------|----------------------------------|---------------------|--------------------|-------------------|----------|----------|----------|-------------|-----------|-----------------------|-------------|------------------------------------------------|-----------------|
| Fire hose cupboard      | Wall lining                      | Cement sheeting     | Ref: WSP-NT0686-3a | Chrysotile        | 1 m²     | Yes      | Unsealed | Non-Friable | Good      | Low                   | Low         | Enclose, encapsulate or seal and apply labels. | 150152          |
| Electrical cupboard     | Electrical switchboard panel     | Bituminous material | Visual Observation | Asbestos Presumed | 1 item   | Yes      | Sealed   | Non-Friable | Good      | Low                   | Low         | Leave insitu and manage.                       | 150154          |

2.1.8 LEVEL 6

| Primary location / room | Secondary location / application                     | Material            | Sample number      | Result           | Quantity | Labelled | Sealed   | Friability  | Condition | Disturbance potential | Risk rating | Comments / management recommendations          | Photo reference |
|-------------------------|------------------------------------------------------|---------------------|--------------------|------------------|----------|----------|----------|-------------|-----------|-----------------------|-------------|------------------------------------------------|-----------------|
| Fire hose cupboard      | Wall lining                                          | Cement sheeting     | Ref: WSP-NT0686-3a | Chrysotile       | 1 m²     | Yes      | Unsealed | Non-Friable | Good      | Low                   | Low         | Enclose, encapsulate or seal and apply labels. | 150141          |
| Electrical cupboard     | Electrical switchboard panel. Post 2003 installation | Bituminous material | Visual Observation | Assumed Negative | -        | -        | -        | -           | -         | -                     | No Asbestos | No Action Required                             | 150151          |

2.1.9 LEVEL 7

| Primary location / room | Secondary location / application | Material            | Sample number               | Result            | Quantity | Labelled | Sealed   | Friability  | Condition | Disturbance potential | Risk rating | Comments / management recommendations                                           | Photo reference |
|-------------------------|----------------------------------|---------------------|-----------------------------|-------------------|----------|----------|----------|-------------|-----------|-----------------------|-------------|---------------------------------------------------------------------------------|-----------------|
| Electrical cupboard     | Electrical switchboard panel     | Bituminous material | Visual Observation          | Asbestos Presumed | 1 item   | Yes      | Sealed   | Non-Friable | Good      | Low                   | Low         | Leave insitu and manage.                                                        | 150142          |
| Fire hose cupboard      | Wall lining                      | Cement sheeting     | Ref: WSP-NT0686-3a          | Chrysotile        | 1 m²     | Yes      | Unsealed | Non-Friable | Good      | Low                   | Low         | Seal/encapsulate exposed or damage material and decontaminate surrounding area. | 150144          |
| Kitchen east side       | Sound deadener under sink        | Bituminous material | Previously Sampled NT0686-9 | Removed           | -        | -        | -        | -           | -         | -                     | No Asbestos | No Action Required                                                              | 150146          |

2.1.10 ROOF LEVEL PLANT ROOM

| Primary location / room | Secondary location / application    | Material            | Sample number                 | Result               | Quantity | Labelled | Sealed   | Friability  | Condition | Disturbance potential | Risk rating | Comments / management recommendations                                     | Photo reference |
|-------------------------|-------------------------------------|---------------------|-------------------------------|----------------------|----------|----------|----------|-------------|-----------|-----------------------|-------------|---------------------------------------------------------------------------|-----------------|
| Plant room              | Generator gasket                    | Gaskets             | Previously Sampled NT0686-5-2 | Chrysotile           | 1 item   | Yes      | Sealed   | Friable     | Good      | Low                   | Low         | Leave insitu and manage.                                                  | 150163          |
| Plant room              | Infill panel above entrance doorway | Cement sheeting     | WSP-347093                    | Chrysotile           | 1 m²     | No       | Unsealed | Non-Friable | Good      | Low                   | Low         | Enclose, encapsulate or seal and apply labels.                            | 150150          |
| Plant room              | AHU surround wall lining            | Cement sheeting     | WSP-347092                    | Chrysotile + Amosite | 40 m²    | No       | Sealed   | Non-Friable | Good      | Low                   | Low         | Label and Manage.                                                         | 150161          |
| Plant room              | Unknown electrical components       | Insulation material | Visual Observation            | Asbestos Presumed    | -        | No       | Sealed   | Non-Friable | Good      | Low                   | Low         | Label and Manage.                                                         | 150165          |
| Plant room              | Fuel tank gasket                    | Gaskets             | Previously Sampled NT0686-6-2 | Not Detected         | -        | -        | -        | -           | -         | -                     | No Asbestos | No Action Required<br>No suspect material sighted, presumed to be removed | 150168          |
| Plant room              | Generator exhaust lagging           | Insulation material | Previously Sampled NT0686-4-2 | Not Detected         | -        | -        | -        | -           | -         | -                     | No Asbestos | No Action Required                                                        | 150169          |

2.1.11 LIFT MOTOR ROOM

| Primary location / room | Secondary location / application | Material        | Sample number | Result     | Quantity | Labelled | Sealed | Friability  | Condition | Disturbance potential | Risk rating | Comments / management recommendations | Photo reference |
|-------------------------|----------------------------------|-----------------|---------------|------------|----------|----------|--------|-------------|-----------|-----------------------|-------------|---------------------------------------|-----------------|
| Lift motor room         | Ceiling lining                   | Cement sheeting | WSP-347094    | Chrysotile | 20 m²    | No       | Sealed | Non-Friable | Good      | Low                   | Low         | Label and Manage.                     | 150145          |

2.1.12 ALL FLOORS

| Primary location / room | Secondary location / application | Material            | Sample number      | Result            | Quantity | Labelled | Sealed | Friability | Condition | Disturbance potential | Risk rating | Comments / management recommendations                      | Photo reference |
|-------------------------|----------------------------------|---------------------|--------------------|-------------------|----------|----------|--------|------------|-----------|-----------------------|-------------|------------------------------------------------------------|-----------------|
| Foyer to each floor     | Fire door core                   | Insulation material | Visual Observation | Asbestos Presumed | 7 items  | No       | Sealed | Friable    | Good      | Low                   | Low         | Leave insitu and manage.<br>No date of manufacture on tags | 150172          |

Surveyor: Jason Hiscox

Survey Date: 10 May 2024

Notes:

‘-‘ Not applicable (e.g. no asbestos detected)

### 3 SITE / BUILDING PHOTOGRAPHS

#### *Lot 2305 - Power House*



# 4 MATERIAL PHOTOGRAPHS

## 4.1 ASBESTOS CONTAINING MATERIALS

| ASBESTOS - Confirmed |                                          |           |                             |
|----------------------|------------------------------------------|-----------|-----------------------------|
| Photo Ref            | 150147                                   | Sample No | Previously Sampled NT0686-1 |
| Building             | Lot 2305 - Power House External          |           |                             |
| Room                 | Perimeter                                |           |                             |
| Application          | Eave linings above windows to all levels |           |                             |
| Material             | Cement sheeting                          |           |                             |
| Risk Rating          | Low                                      |           |                             |



| ASBESTOS - Presumed |                                     |           |                    |
|---------------------|-------------------------------------|-----------|--------------------|
| Photo Ref           | 150170                              | Sample No | Visual Observation |
| Building            | Lot 2305 - Power House Ground Floor |           |                    |
| Room                | Switch room                         |           |                    |
| Application         | Unknown electrical components       |           |                    |
| Material            | Insulation material                 |           |                    |
| Risk Rating         | Low                                 |           |                    |



| ASBESTOS - Presumed |                                |           |                    |
|---------------------|--------------------------------|-----------|--------------------|
| Photo Ref           | 150138                         | Sample No | Visual Observation |
| Building            | Lot 2305 - Power House Level 1 |           |                    |
| Room                | Electrical cupboard            |           |                    |
| Application         | Electrical switchboard panel   |           |                    |
| Material            | Bituminous material            |           |                    |
| Risk Rating         | Low                            |           |                    |



| ASBESTOS - Confirmed |                                |           |                              |
|----------------------|--------------------------------|-----------|------------------------------|
| Photo Ref            | 150157                         | Sample No | Previously Sampled NT0686-3a |
| Building             | Lot 2305 - Power House Level 1 |           |                              |
| Room                 | In front of elevators          |           |                              |
| Application          | Fire hose cupboard wall lining |           |                              |
| Material             | Cement sheeting                |           |                              |
| Risk Rating          | Low                            |           |                              |



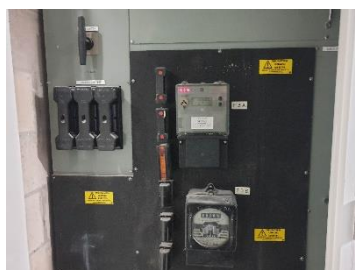
| ASBESTOS - Presumed |                                |           |                    |
|---------------------|--------------------------------|-----------|--------------------|
| Photo Ref           | 150135                         | Sample No | Visual Observation |
| Building            | Lot 2305 - Power House Level 2 |           |                    |
| Room                | Electrical cupboard            |           |                    |
| Application         | Electrical switchboard panel   |           |                    |
| Material            | Bituminous material            |           |                    |
| Risk Rating         | Low                            |           |                    |



| ASBESTOS - Confirmed |                                |           |                    |
|----------------------|--------------------------------|-----------|--------------------|
| Photo Ref            | 150143                         | Sample No | Ref: WSP-NT0686-3a |
| Building             | Lot 2305 - Power House Level 2 |           |                    |
| Room                 | Fire hose cupboard             |           |                    |
| Application          | Wall lining                    |           |                    |
| Material             | Cement sheeting                |           |                    |
| Risk Rating          | Low                            |           |                    |

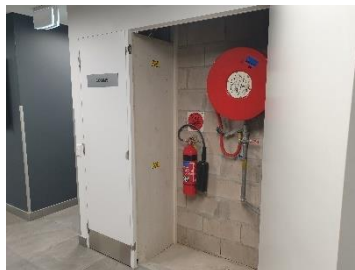


| ASBESTOS - Presumed |                                |           |                    |
|---------------------|--------------------------------|-----------|--------------------|
| Photo Ref           | 150140                         | Sample No | Visual Observation |
| Building            | Lot 2305 - Power House Level 3 |           |                    |
| Room                | Electrical cupboard            |           |                    |
| Application         | Electrical switchboard panel   |           |                    |
| Material            | Bituminous material            |           |                    |
| Risk Rating         | Low                            |           |                    |





| ASBESTOS - Confirmed |                                |           |                    |
|----------------------|--------------------------------|-----------|--------------------|
| Photo Ref            | 150153                         | Sample No | Ref: WSP-NT0686-3a |
| Building             | Lot 2305 - Power House Level 3 |           |                    |
| Room                 | Fire hose cupboard             |           |                    |
| Application          | Wall lining                    |           |                    |
| Material             | Cement sheeting                |           |                    |
| Risk Rating          | Low                            |           |                    |



| ASBESTOS - Presumed |                                |           |                    |
|---------------------|--------------------------------|-----------|--------------------|
| Photo Ref           | 150139                         | Sample No | Visual Observation |
| Building            | Lot 2305 - Power House Level 4 |           |                    |
| Room                | Electrical cupboard            |           |                    |
| Application         | Electrical switchboard panel   |           |                    |
| Material            | Bituminous material            |           |                    |
| Risk Rating         | Low                            |           |                    |



| ASBESTOS - Confirmed |                                |           |                    |
|----------------------|--------------------------------|-----------|--------------------|
| Photo Ref            | 150160                         | Sample No | Ref: WSP-NT0686-3a |
| Building             | Lot 2305 - Power House Level 4 |           |                    |
| Room                 | Fire hose cupboard             |           |                    |
| Application          | Wall lining                    |           |                    |
| Material             | Cement sheeting                |           |                    |
| Risk Rating          | Low                            |           |                    |



| ASBESTOS - Confirmed |                                |           |                    |
|----------------------|--------------------------------|-----------|--------------------|
| Photo Ref            | 150152                         | Sample No | Ref: WSP-NT0686-3a |
| Building             | Lot 2305 - Power House Level 5 |           |                    |
| Room                 | Fire hose cupboard             |           |                    |
| Application          | Wall lining                    |           |                    |
| Material             | Cement sheeting                |           |                    |
| Risk Rating          | Low                            |           |                    |





| ASBESTOS - Presumed |                                |           |                    |
|---------------------|--------------------------------|-----------|--------------------|
| Photo Ref           | 150154                         | Sample No | Visual Observation |
| Building            | Lot 2305 - Power House Level 5 |           |                    |
| Room                | Electrical cupboard            |           |                    |
| Application         | Electrical switchboard panel   |           |                    |
| Material            | Bituminous material            |           |                    |
| Risk Rating         | Low                            |           |                    |



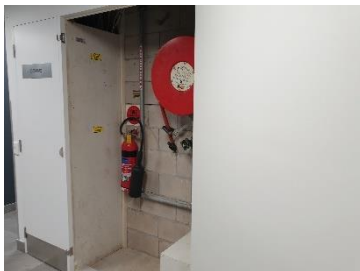
| ASBESTOS - Confirmed |                                |           |                    |
|----------------------|--------------------------------|-----------|--------------------|
| Photo Ref            | 150141                         | Sample No | Ref: WSP-NT0686-3a |
| Building             | Lot 2305 - Power House Level 6 |           |                    |
| Room                 | Fire hose cupboard             |           |                    |
| Application          | Wall lining                    |           |                    |
| Material             | Cement sheeting                |           |                    |
| Risk Rating          | Low                            |           |                    |



| ASBESTOS - Presumed |                                |           |                    |
|---------------------|--------------------------------|-----------|--------------------|
| Photo Ref           | 150142                         | Sample No | Visual Observation |
| Building            | Lot 2305 - Power House Level 7 |           |                    |
| Room                | Electrical cupboard            |           |                    |
| Application         | Electrical switchboard panel   |           |                    |
| Material            | Bituminous material            |           |                    |
| Risk Rating         | Low                            |           |                    |



| ASBESTOS - Confirmed |                                |           |                    |
|----------------------|--------------------------------|-----------|--------------------|
| Photo Ref            | 150144                         | Sample No | Ref: WSP-NT0686-3a |
| Building             | Lot 2305 - Power House Level 7 |           |                    |
| Room                 | Fire hose cupboard             |           |                    |
| Application          | Wall lining                    |           |                    |
| Material             | Cement sheeting                |           |                    |
| Risk Rating          | Low                            |           |                    |



| ASBESTOS - Confirmed |                                |           |                               |
|----------------------|--------------------------------|-----------|-------------------------------|
| Photo Ref            | 150163                         | Sample No | Previously Sampled NT0686-5-2 |
| Building             | Lot 2305 - Power House Level 8 |           |                               |
| Room                 | Plant room                     |           |                               |
| Application          | Generator gasket               |           |                               |
| Material             | Gaskets                        |           |                               |
| Risk Rating          | Low                            |           |                               |

A photograph of a large industrial generator in a plant room. The generator is yellow and black, mounted on a blue base. It is surrounded by various pipes and equipment. A red fire extinguisher is visible on the left. The room has a red floor and concrete walls.

A close-up photograph of a generator gasket. The gasket is yellow and black, with a yellow warning label that reads "WARNING ASBESTOS". It is mounted on a metal base.

| ASBESTOS - Confirmed |                                     |           |            |
|----------------------|-------------------------------------|-----------|------------|
| Photo Ref            | 150150                              | Sample No | WSP-347093 |
| Building             | Lot 2305 - Power House Level 8      |           |            |
| Room                 | Plant room                          |           |            |
| Application          | Infill panel above entrance doorway |           |            |
| Material             | Cement sheeting                     |           |            |
| Risk Rating          | Low                                 |           |            |



| ASBESTOS - Confirmed |                                |           |            |
|----------------------|--------------------------------|-----------|------------|
| Photo Ref            | 150161                         | Sample No | WSP-347092 |
| Building             | Lot 2305 - Power House Level 8 |           |            |
| Room                 | Plant room                     |           |            |
| Application          | AHU surround wall lining       |           |            |
| Material             | Cement sheeting                |           |            |
| Risk Rating          | Low                            |           |            |



| ASBESTOS - Presumed |                                |           |                    |
|---------------------|--------------------------------|-----------|--------------------|
| Photo Ref           | 150165                         | Sample No | Visual Observation |
| Building            | Lot 2305 - Power House Level 8 |           |                    |
| Room                | Plant room                     |           |                    |
| Application         | Unknown electrical components  |           |                    |
| Material            | Insulation material            |           |                    |
| Risk Rating         | Low                            |           |                    |





| ASBESTOS - Confirmed |                                |           |            |
|----------------------|--------------------------------|-----------|------------|
| Photo Ref            | 150145                         | Sample No | WSP-347094 |
| Building             | Lot 2305 - Power House Level 9 |           |            |
| Room                 | Lift motor room                |           |            |
| Application          | Ceiling lining                 |           |            |
| Material             | Cement sheeting                |           |            |
| Risk Rating          | Low                            |           |            |



| ASBESTOS - Presumed |                                   |           |                    |
|---------------------|-----------------------------------|-----------|--------------------|
| Photo Ref           | 150172                            | Sample No | Visual Observation |
| Building            | Lot 2305 - Power House All Floors |           |                    |
| Room                | Foyer to each floor               |           |                    |
| Application         | Fire door core                    |           |                    |
| Material            | Insulation material               |           |                    |
| Risk Rating         | Low                               |           |                    |



## 4.2 NON-ASBESTOS CONTAINING MATERIALS

| NON-ASBESTOS CONTAINING MATERIAL |                                           |           |     |
|----------------------------------|-------------------------------------------|-----------|-----|
| Photo Ref                        | 150164                                    | Sample No | NSM |
| Building                         | Lot 2305 - Power House External           |           |     |
| Room                             | Northeast entry from mall                 |           |     |
| Application                      | Previous ceiling, eave and awning linings |           |     |
| Material                         | Cement sheeting                           |           |     |
| Risk Rating                      | No Asbestos                               |           |     |



| NON-ASBESTOS CONTAINING MATERIAL |                                     |           |                               |
|----------------------------------|-------------------------------------|-----------|-------------------------------|
| Photo Ref                        | 150167                              | Sample No | Previously Sampled NT0686-1-2 |
| Building                         | Lot 2305 - Power House Ground Floor |           |                               |
| Room                             | Summer house kitchen                |           |                               |
| Application                      | Under sink dampener                 |           |                               |
| Material                         | Bituminous material                 |           |                               |
| Risk Rating                      | No Asbestos                         |           |                               |

No Photo Available

| NON-ASBESTOS CONTAINING MATERIAL |                                |                  |                             |
|----------------------------------|--------------------------------|------------------|-----------------------------|
| <b>Photo Ref</b>                 | 150155                         | <b>Sample No</b> | Previously Sampled NT0686-6 |
| <b>Building</b>                  | Lot 2305 - Power House Level 1 |                  |                             |
| <b>Room</b>                      | Airconditioning Plant room     |                  |                             |
| <b>Application</b>               | AC joint mastic                |                  |                             |
| <b>Material</b>                  | Mastic                         |                  |                             |
| <b>Risk Rating</b>               | No Asbestos                    |                  |                             |



| NON-ASBESTOS CONTAINING MATERIAL |                                      |                  |                             |
|----------------------------------|--------------------------------------|------------------|-----------------------------|
| <b>Photo Ref</b>                 | 150156                               | <b>Sample No</b> | Previously Sampled NT0686-7 |
| <b>Building</b>                  | Lot 2305 - Power House Level 1       |                  |                             |
| <b>Room</b>                      | AC cupboard northeast side           |                  |                             |
| <b>Application</b>               | White woven cloth, coated in bitumen |                  |                             |
| <b>Material</b>                  | Insulation material                  |                  |                             |
| <b>Risk Rating</b>               | No Asbestos                          |                  |                             |

No Photo Available

| NON-ASBESTOS CONTAINING MATERIAL |                                |                  |                             |
|----------------------------------|--------------------------------|------------------|-----------------------------|
| <b>Photo Ref</b>                 | 150159                         | <b>Sample No</b> | Previously Sampled NT0686-5 |
| <b>Building</b>                  | Lot 2305 - Power House Level 2 |                  |                             |
| <b>Room</b>                      | Kitchen                        |                  |                             |
| <b>Application</b>               | Sink sound deadener            |                  |                             |
| <b>Material</b>                  | Bituminous material            |                  |                             |
| <b>Risk Rating</b>               | No Asbestos                    |                  |                             |

No Photo Available

| NON-ASBESTOS CONTAINING MATERIAL |                                |                  |                             |
|----------------------------------|--------------------------------|------------------|-----------------------------|
| <b>Photo Ref</b>                 | 150137                         | <b>Sample No</b> | Previously Sampled NT0686-8 |
| <b>Building</b>                  | Lot 2305 - Power House Level 3 |                  |                             |
| <b>Room</b>                      | DCIS kitchen                   |                  |                             |
| <b>Application</b>               | Sound deadener under sink      |                  |                             |
| <b>Material</b>                  | Bituminous material            |                  |                             |
| <b>Risk Rating</b>               | No Asbestos                    |                  |                             |

No Photo Available

| NON-ASBESTOS CONTAINING MATERIAL |                                                      |           |                    |
|----------------------------------|------------------------------------------------------|-----------|--------------------|
| Photo Ref                        | 150151                                               | Sample No | Visual Observation |
| Building                         | Lot 2305 - Power House Level 6                       |           |                    |
| Room                             | Electrical cupboard                                  |           |                    |
| Application                      | Electrical switchboard panel. Post 2003 installation |           |                    |
| Material                         | Bituminous material                                  |           |                    |
| Risk Rating                      | No Asbestos                                          |           |                    |



| NON-ASBESTOS CONTAINING MATERIAL |                                |           |                               | No Photo Available |
|----------------------------------|--------------------------------|-----------|-------------------------------|--------------------|
| Photo Ref                        | 150168                         | Sample No | Previously Sampled NT0686-6-2 |                    |
| Building                         | Lot 2305 - Power House Level 8 |           |                               |                    |
| Room                             | Plant room                     |           |                               |                    |
| Application                      | Fuel tank gasket               |           |                               |                    |
| Material                         | Gaskets                        |           |                               |                    |
| Risk Rating                      | No Asbestos                    |           |                               |                    |

| NON-ASBESTOS CONTAINING MATERIAL |                                |           |                               |
|----------------------------------|--------------------------------|-----------|-------------------------------|
| Photo Ref                        | 150169                         | Sample No | Previously Sampled NT0686-4-2 |
| Building                         | Lot 2305 - Power House Level 8 |           |                               |
| Room                             | Plant room                     |           |                               |
| Application                      | Generator exhaust lagging      |           |                               |
| Material                         | Insulation material            |           |                               |
| Risk Rating                      | No Asbestos                    |           |                               |



| REMOVED ITEMS |                                     |           |                               |
|---------------|-------------------------------------|-----------|-------------------------------|
| Photo Ref     | 150166                              | Sample No | Previously Sampled NT0686-2-2 |
| Building      | Lot 2305 - Power House Ground Floor |           |                               |
| Room          | Male toilets common area            |           |                               |
| Application   | Cubicle partitions                  |           |                               |
| Material      | Cement sheeting                     |           |                               |
| Risk Rating   | No Asbestos                         |           |                               |

| REMOVED ITEMS |                                     |           |                               | No Photo Available |
|---------------|-------------------------------------|-----------|-------------------------------|--------------------|
| Photo Ref     | 150171                              | Sample No | Previously Sampled NT0686-3-2 |                    |
| Building      | Lot 2305 - Power House Ground Floor |           |                               |                    |
| Room          | Previous JetsetTravel kitchen       |           |                               |                    |
| Application   | Under sink dampener                 |           |                               |                    |
| Material      | Bituminous material                 |           |                               |                    |
| Risk Rating   | No Asbestos                         |           |                               |                    |

| REMOVED ITEMS |                                |           |                             |
|---------------|--------------------------------|-----------|-----------------------------|
| Photo Ref     | 150136                         | Sample No | Previously Sampled NT0686-4 |
| Building      | Lot 2305 - Power House Level 1 |           |                             |
| Room          | Male toilets - All levels      |           |                             |
| Application   | Partitions                     |           |                             |
| Material      | Cement sheeting                |           |                             |
| Risk Rating   | No Asbestos                    |           |                             |



| REMOVED ITEMS |                                                 |           |                             | No Photo Available |
|---------------|-------------------------------------------------|-----------|-----------------------------|--------------------|
| Photo Ref     | 150149                                          | Sample No | Previously Sampled NT0686-2 |                    |
| Building      | Lot 2305 - Power House Level 1                  |           |                             |                    |
| Room          | Small kitchen northeastern end, Worksafe office |           |                             |                    |
| Application   | Under sink dampener                             |           |                             |                    |
| Material      | Bituminous material                             |           |                             |                    |
| Risk Rating   | No Asbestos                                     |           |                             |                    |

| REMOVED ITEMS |                                |           |                             | No Photo Available |
|---------------|--------------------------------|-----------|-----------------------------|--------------------|
| Photo Ref     | 150158                         | Sample No | Previously Sampled NT0686-3 |                    |
| Building      | Lot 2305 - Power House Level 1 |           |                             |                    |
| Room          | Kitchen                        |           |                             |                    |
| Application   | Wall lining behind tiles       |           |                             |                    |
| Material      | Cement sheeting                |           |                             |                    |
| Risk Rating   | No Asbestos                    |           |                             |                    |



| REMOVED ITEMS |                                |           |                             | No Photo Available |
|---------------|--------------------------------|-----------|-----------------------------|--------------------|
| Photo Ref     | 150146                         | Sample No | Previously Sampled NT0686-9 |                    |
| Building      | Lot 2305 - Power House Level 7 |           |                             |                    |
| Room          | Kitchen east side              |           |                             |                    |
| Application   | Sound deadener under sink      |           |                             |                    |
| Material      | Bituminous material            |           |                             |                    |
| Risk Rating   | No Asbestos                    |           |                             |                    |

# 5 GLOSSARY

## Report / Register – Risk Assessment Glossary

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Primary Location/Room          | The primary location description of the material described in the hazardous materials register (e.g. Main Office).                                                                                                                                                                                                                                                                                                          |
| Secondary Location/Application | Means the use or application of the material described in the asbestos register (e.g. wall lining, floor covering, soffit lining, pipe lagging, etc.).                                                                                                                                                                                                                                                                      |
| Material/Product Description   | Refers to the type of known/suspected ACM identified (e.g. vinyl tile, fibre cement sheeting, fibrous insulation, etc.). Does not refer to the use or application of the material. This is covered in 'Secondary Location/Application'.                                                                                                                                                                                     |
| Friable (Asbestos)             | Means asbestos-containing material which, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.                                                                                                                                                                                                                                                                                            |
| Non-Friable (Bonded Asbestos)  | Material containing asbestos that is not friable asbestos, includes materials containing asbestos fibres reinforced with a bonding compound.                                                                                                                                                                                                                                                                                |
| Condition (Good)               | Condition of a material where: <ul style="list-style-type: none"> <li>— The material has no evidence of any significant damage/deterioration.</li> <li>— The material is in, or is close to, 'as new' condition.</li> </ul>                                                                                                                                                                                                 |
| Condition (Fair)               | Condition of a material where: <ul style="list-style-type: none"> <li>— There is some minor damage or wear throughout the extent of the material.</li> <li>— There is some obvious damage or significant wear but only in localised areas.</li> </ul>                                                                                                                                                                       |
| Condition (Poor)               | Condition of a material where: <ul style="list-style-type: none"> <li>— The material exhibits consistent damage or wear throughout the extent of the material.</li> <li>— Major or significant damage is evident, even if only in localised areas.</li> <li>— Any non-fixed material (e.g. debris).</li> </ul>                                                                                                              |
| Disturbance (Low)              | The potential for disturbance is low when: <ul style="list-style-type: none"> <li>— Activities in the area where the hazardous material is located are unlikely to result in damage or deterioration of the material.</li> <li>— The material is completely isolated from normal day to day activities.</li> <li>— The material is completely protected from nearby activities by an enclosure or encapsulation.</li> </ul> |
| Disturbance (Medium)           | The potential for disturbance is medium when: <ul style="list-style-type: none"> <li>— Activities in the area have a potential to mildly impact upon the material and the activities are infrequent</li> <li>— The material is protected from activities by an enclosure or encapsulation, however the protection is not comprehensive.</li> </ul>                                                                          |
| Disturbance (High)             | The potential for disturbance is high when: <ul style="list-style-type: none"> <li>— Activities undertaken in the area are likely to result in immediate damage to identified hazardous materials</li> <li>— Activities in the area, whilst typically of low impact, happen on a regular basis and are likely to result in deterioration or damage to the material in the short to medium term.</li> </ul>                  |

## Report Glossary

|                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Airborne asbestos                                  | Any fibres of asbestos small enough to be made airborne. For the purposes of monitoring airborne asbestos fibres, only respirable fibres are counted.                                                                                                                                                                                                                                                                                            |
| Asbestos                                           | The asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals, including actinolite asbestos, grunerite (or amosite) asbestos (brown), anthophyllite asbestos, chrysotile asbestos (white), crocidolite asbestos (blue) and tremolite asbestos.                                                                                                                                        |
| Asbestos Cement (AC)                               | Products consisting of sand aggregate and cement reinforced with asbestos fibres (e.g. asbestos cement pipes and flat or corrugated asbestos cement sheets).                                                                                                                                                                                                                                                                                     |
| Asbestos containing material (ACM)                 | Any material, object, product or debris that contains asbestos.                                                                                                                                                                                                                                                                                                                                                                                  |
| Asbestos contaminated dust or debris (ACD)         | Dust or debris that has settled within a workplace and is (or is assumed to be) contaminated with asbestos.                                                                                                                                                                                                                                                                                                                                      |
| Asbestos removal work                              | Work involving the removal of asbestos or ACM, friable asbestos removal work or non-friable asbestos removal work.                                                                                                                                                                                                                                                                                                                               |
| Asbestos removalist                                | A person conducting a business or undertaking who carries out asbestos removal work.                                                                                                                                                                                                                                                                                                                                                             |
| Asbestos-related work                              | Work involving asbestos.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Competent person                                   | A person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of specific work.                                                                                                                                                                                                                                                                                |
| Dust and debris                                    | Visible particles, fragments or chunks of material, large and heavy enough to have settled in the work area, that are likely to have originated from ACM.                                                                                                                                                                                                                                                                                        |
| Hazard                                             | Anything in the workplace that has the potential to harm people and the environment.                                                                                                                                                                                                                                                                                                                                                             |
| Inaccessible areas                                 | Areas that are difficult to access, such as wall cavities and the interiors of plant and equipment.                                                                                                                                                                                                                                                                                                                                              |
| In-situ asbestos                                   | Asbestos or ACM fixed or installed in a structure, equipment or plant but does not include naturally occurring asbestos.                                                                                                                                                                                                                                                                                                                         |
| NATA-accredited laboratory                         | A testing laboratory accredited by the National Association of Testing Authorities (NATA), Australia, or recognised by NATA either solely or with someone else.                                                                                                                                                                                                                                                                                  |
| Person conducting a business or undertaking (PCBU) | A person conducts a business or undertaking is one who meets the definition outlined in Section 5 of the WHS Act.                                                                                                                                                                                                                                                                                                                                |
| Person with control                                | <p>In relation to premises, a person who has control of premises used as a workplace. The person with control may be:</p> <ul style="list-style-type: none"><li>— The owner of the premises</li><li>— A person who has, under any control or lease, an obligation to maintain or repair the premises</li><li>— A person who is occupying the premises</li><li>— A person who can make decisions about work undertaken at the premises.</li></ul> |
| Respirable asbestos                                | <p>An asbestos fibre that:</p> <ul style="list-style-type: none"><li>— Is less than 3 microns (µm) wide</li><li>— Is more than 5 µm long</li><li>— Has a length to width ratio of more than 3:1.</li></ul>                                                                                                                                                                                                                                       |
| Risk                                               | Refers to the level of risk posed by the ACM based on its condition, friability, potential for disturbance (accessibility) and other factors such as proposed demolition/refurbishment works. Refer to the Risk Matrix in Appendix A.                                                                                                                                                                                                            |
| Sealed                                             | Refers to whether the ACM is encapsulated with a sealant (such as paint, wall paper, etc.), concealing its exposed surfaces.                                                                                                                                                                                                                                                                                                                     |

## 6 ABBREVIATIONS

|           |                                                               |
|-----------|---------------------------------------------------------------|
| A         | Amosite Asbestos (brown Asbestos)                             |
| AC        | Asbestos cement (Asbestos-containing fibrous cement material) |
| ACD       | Asbestos contaminated dust or debris                          |
| ACM       | Asbestos containing material                                  |
| AMP       | Asbestos management plan                                      |
| ARCP      | Asbestos removal control plan                                 |
| ASCC      | Australian Safety & Compensation Council                      |
| C         | Crocidolite Asbestos (blue Asbestos)                          |
| CH        | Chrysotile Asbestos (white Asbestos)                          |
| EPA       | Environment Protection Authority                              |
| FC        | Fibre cement (usually sheeting)                               |
| Fibres/mL | Countable fibres per millilitre of air sampled                |
| L/min     | Litres per minute of air                                      |
| LAA       | Licensed asbestos assessor                                    |
| NAD       | No Asbestos Detected                                          |
| NATA      | National Association of Testing Authorities, Australia        |
| NOHSC     | National Occupational Health and Safety Commission            |
| ODS       | Ozone Depleting Substance                                     |
| OH&S      | Occupational health and safety (also, refer to WH&S)          |
| PAM       | Presumed Asbestos material                                    |
| PCB       | Polychlorinated biphenyls                                     |
| PCBU      | Person conducting a business or undertaking                   |
| PPE       | Personal protective equipment                                 |
| RPE       | Respiratory protective equipment                              |
| SMF       | Synthetic Mineral Fibre                                       |
| SWMS      | Safe work method statement                                    |
| WH&S      | Workplace health and safety                                   |

# APPENDIX A

## RISK MATRIX



# A1 RISK MATRIX

## POTENTIAL TO BE DISTURBED

| Score             | Potential to be disturbed                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| <b>High (3)</b>   | Disturbance may occur during typical occupancy of the building and is likely during maintenance works.    |
| <b>Medium (2)</b> | Disturbance unlikely during typical occupancy of the building however may occur during maintenance works. |
| <b>Low (1)</b>    | Disturbance unlikely during typical occupation of the building.                                           |

## CONDITION

| Score              | Condition description                                                      |
|--------------------|----------------------------------------------------------------------------|
| <b>Poor (3)</b>    | Obvious damage or deterioration, extensive dust/contamination.             |
| <b>Fair (2)</b>    | Minor damage or deterioration, not sealed/encapsulated.                    |
| <b>Good (1)</b>    | No obvious damage or deterioration, secured in place, sealed/encapsulated. |
| <b>Unknown (1)</b> | No access to assess condition.                                             |

## FRIABILITY

| Score                  | Friability Descriptor                                                                                                                                 |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Friable (2)</b>     | Material that; (A) is in a powder form or that can be crumbled, pulverised or reduced to powder by hand pressure when dry, and (B) contains asbestos. |
| <b>Non-friable (0)</b> | Material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound.          |

## RISK MATRIX TABLE

| Material Condition        | Disturbance Potential |            |         |
|---------------------------|-----------------------|------------|---------|
|                           | High (3)              | Medium (2) | Low (1) |
| <b>Poor (3)</b>           | ≥6                    | 5          | 4       |
| <b>Fair (2)</b>           | 5                     | 4          | 3       |
| <b>Good / Unknown (1)</b> | 4                     | 3          | 2       |

Note – Friable asbestos containing materials also assigned a score of two (2).

### Legend

|     |             |
|-----|-------------|
| ≥6  | High Risk   |
| 4–5 | Medium Risk |
| 2–3 | Low Risk    |



# APPENDIX B

## NATA LABORATORY ANALYTICAL REPORTS





# Certificate of Analysis

WSP Australia Pty Limited

Level 5/37 Woods Street Darwin  
Telephone +61 8 7906 5900  
Email ANZLab@wsp.com



WORLD RECOGNISED  
ACCREDITATION

ABN 80 078 004 798

Accredited for compliance with ISO/IEC:  
17025 - Testing (No. 17199)

**LOCATION:** Lot 2305 - Power House, 41 Smith Street Darwin NT  
**CERTIFICATE NO:** Dar-PS140070-179740  
**CLIENT:** Randazzo Properties NT  
**DATE/S SAMPLED:** 10/05/2024  
**CLIENT ADDRESS:** Level 2, 47 Stuart Highway, Stuart Park NT 0820  
**DATE RECEIVED:** 13/05/2024  
**TELEPHONE:** 08 8981 0286  
**DATE ANALYSED:** 21/05/2024  
**EMAIL:** facilities@randazzo.com.au  
**ORDER NUMBER:** PO-0277  
**CONTACT:** Lori Jackson  
**SAMPLED BY:** Jason Hiscox

**TEST METHOD:** Qualitative identification of asbestos fibres in bulk and soil samples at WSP Corporate Laboratories by polarised light microscopy, including dispersion staining, and trace analysis, in accordance with AS4964 (2004) Method for the qualitative identification of asbestos in bulk samples and WSP's Laboratory Procedure (LP3 - Identification of Asbestos Fibres).

| Lab No | Sample ID  | Location                                         | Description        | Approximate Dimensions | Identification Type |
|--------|------------|--------------------------------------------------|--------------------|------------------------|---------------------|
| 001    | WSP-347092 | Plant room - AHU surround wall lining            | Fibre Cement Sheet | 20 x 15 x 5 mm         | A, CH, OF           |
| 002    | WSP-347093 | Plant room - Infill panel above entrance doorway | Fibre Cement Sheet | 10 x 5 x 5 mm          | CH, OF              |
| 003    | WSP-347094 | Lift motor room - Ceiling lining                 | Fibre Cement Sheet | 15 x 10 x 5 mm         | A, CH, OF           |

## LEGEND:

NAD - No Asbestos Detected  
CH - Chrysotile Asbestos Detected  
A - Amosite Asbestos Detected  
C - Crocidolite Asbestos Detected  
OF - Organic Fibres Detected

Approved Identifier

Name: Jason Hiscox

Approved Signatory

Name: Jason Hiscox

## Notes:

If no asbestos is detected in vinyl tiles, mastics, sealants, epoxy resins and ore samples, then confirmation by another independent analytical technique is advised due to the nature of the samples. UMF may or may not be asbestos, confirmation by another independent analytical technique is advised.

The results contained within this report relate only to the sample(s) analysed.

Sampling is not covered by the scope of accreditation.

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AUTHORISATION DATE

Tuesday, 21 May 2024

**ASBESTOS IDENTIFICATION REPORT No. NT0686**

**CLIENT:** Randazzo C & G Developments  
**LOCALITY:** Darwin Plaza  
**ADDRESS:** 41 The Mall, Smith Street, Darwin

**RECEIVED IN LAB:** 3 December 2014  
**REPORT DATE:** 5 December 2014  
**SAMPLED BY:** Paul Felvus

Test Method: In house method LOP-002 Asbestos Identification by Polarised Light Microscopy including Dispersion Staining (Based on AS4964-2004 Method for the qualitative identification of asbestos in bulk samples)

| No.             | Location                                         | Dimensions | Description                          | Asbestos   | SMF | Organic Fibre |
|-----------------|--------------------------------------------------|------------|--------------------------------------|------------|-----|---------------|
| <b>LEVEL 1</b>  |                                                  |            |                                      |            |     |               |
| <b>EXTERNAL</b> |                                                  |            |                                      |            |     |               |
| 1               | Eaves lining, west side                          | 10x5x1mm   | Off-white cement sheet               | Chrysotile |     | Yes           |
| <b>INTERNAL</b> |                                                  |            |                                      |            |     |               |
| 2               | Small kitchen north eastern end, WorkSafe office | 5x3x1mm    | Black bituminous fibrous lump        | Chrysotile |     |               |
| 3               | Kitchen wall lining behind tiles                 | 20x15x3mm  | Brown cement sheet                   | No         |     | No            |
| 3a              | Fire hose cupboards reel in front of elevators   | 15x10x2mm  | Off-white cement sheet               | Chrysotile |     | Yes           |
| 4               | Male toilets, partitions                         | 5x3x1mm    | Grey cement sheet                    | Chrysotile |     |               |
| 6               | Plant Room AC joint mastic                       | 10x5x2mm   | Green mastic lump                    | No         |     |               |
| 7               | AC cupboard, north east side                     | 70x10x1mm  | White woven cloth, coated in bitumen | No         | Yes |               |
| <b>LEVEL 2</b>  |                                                  |            |                                      |            |     |               |
| <b>INTERNAL</b> |                                                  |            |                                      |            |     |               |
| 5               | Kitchen sink sound deadener                      | 5x5x2mm    | Black bituminous lump                | No         |     |               |

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions and Descriptions are approximate only. Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre. OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the SMF or Organic Fibre column implies not detected.

## ASBESTOS IDENTIFICATION REPORT No. NT0686

**CLIENT:** Randazzo C & G Developments  
**LOCALITY:** Darwin Plaza  
**ADDRESS:** 41 The Mall, Smith Street, Darwin

**RECEIVED IN LAB:** 3 December 2014  
**REPORT DATE:** 5 December 2014  
**SAMPLED BY:** Paul Felvus

| No.             | Location                                    | Dimensions | Description                   | Asbestos   | SMF | Organic Fibre |
|-----------------|---------------------------------------------|------------|-------------------------------|------------|-----|---------------|
| <b>LEVEL 3</b>  |                                             |            |                               |            |     |               |
| <b>INTERNAL</b> |                                             |            |                               |            |     |               |
| 8               | DCIS kitchen sound deadener under sink      | 5x5x2mm    | Black bituminous lump         | No         |     |               |
| <b>LEVEL 7</b>  |                                             |            |                               |            |     |               |
| <b>INTERNAL</b> |                                             |            |                               |            |     |               |
| 9               | Kitchen east side sound deadener under sink | 5x3x1mm    | Black bituminous fibrous lump | Chrysotile |     |               |

Approved Identifier and Signatory



Naciye Haliloff

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**ASBESTOS IDENTIFICATION REPORT No. NT0686 –Darwin Plaza-2****CLIENT:** Randazzo C&Grey Developments**ORDER NO:** NT0686**ATTENTION:** Site manager**REPORT DATE:** 10/12/14**PROPERTY ADDRESS:** Level 1 47 Smith St, Darwin 0800**SAMPLED BY:** Paul Felvus & Pete Carthew

## PROCEDURE

In house method: Asbestos Identification by Polarised Light Microscopy including Dispersion Staining

## RESULTS

| No.             | Client ID                                   | Description                                                           | Asbestos                 | Other fibres |
|-----------------|---------------------------------------------|-----------------------------------------------------------------------|--------------------------|--------------|
| <b>Internal</b> |                                             |                                                                       |                          |              |
| 1-2             | Summer house kitchen sink                   | Black bituminous fibrous sheet                                        | <b>No</b>                | Cellulose    |
| 2-2             | Male toilets common area cubical partitions | Grey compressed cement sheet material                                 | <b>Yes</b><br>Chrysotile | None         |
| 3-2             | Jet set travel Kitchen sink                 | Black bituminous mastic material                                      | <b>No</b>                | None         |
| 4-2             | Generator exhaust lagging                   | Off white woven textile sheet                                         | <b>No</b>                | Synthetic    |
| 5-2             | Plant room generator gasket                 | Silver and black coated fibrous gasket material                       | <b>Yes</b><br>Chrysotile | Cellulose    |
| 6-2             | Plant room fuel tank gasket                 | Light brown cork material with attached black rubbery mastic material | <b>No</b>                | None         |

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**This Test Report is not covered by the scope of AEC's NATA Accreditation**

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions and Descriptions are approximate only. Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the SMF or OF column implies not detected. ^. Confirmation by an independent analytical technique is advised due to the nature of the sample.

UNIT 11 14 WINNELLIE ROAD, WINNELLIE  
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P O BOX 39546 Winnellie NT 0820  
EMAIL [aec@aecaust.com.au](mailto:aec@aecaust.com.au)  
Website: [www.aecaust.com.au](http://www.aecaust.com.au)

NT0686 - Randazzo C & G Developments - Darwin Plaza

**Chrysotile** is commonly known as white asbestos

**Cellulose** is a plant based fibre that is considered non-hazardous

**Synthetic** is a man-made fibre

TESTING OFFICER: **Alister Pearce**



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NT0686 - Randazzo C & G Developments - Darwin Plaza

# APPENDIX C

## LIMITATION STATEMENT







# Limitation Statement: Hazardous Materials Assessment

This Report is provided by WSP Australia Pty Limited (WSP) for Randazzo C & G Developments (Client) in response to specific instructions from the Client and in accordance with WSP's proposal and agreement with the Client (Agreement).

## PERMITTED PURPOSE

This Report is provided by WSP for the purpose described in the Agreement and no responsibility is accepted by WSP for the use of the Report in whole or in part, for any other purpose (Permitted Purpose).

## QUALIFICATIONS AND ASSUMPTIONS

The services undertaken by WSP in preparing this Report were limited to those specifically detailed in the Report and are subject to the scope, qualifications, assumptions and limitations set out in the Report or otherwise communicated to the Client.

Except as otherwise stated in the Report and to the extent that statements, opinions, facts, conclusion and / or recommendations in the Report (Conclusions) are based in whole or in part on information provided by the Client and other parties identified in the report (Information), those Conclusions are based on assumptions by WSP of the reliability, adequacy, accuracy and completeness of the Information and have not been verified. WSP accepts no responsibility for the Information.

Where the survey identifies that hazardous materials are on Site, the Conclusions are indicative of the presence of hazardous materials and cannot be regarded as absolute without further extensive sampling, outside the scope of the services set out in the Agreement. Site conditions, including the extent and visibility of hazardous materials, can change with time. On all sites, varying degrees of non-uniformity of conditions are encountered and the presence of hazardous materials which are not visually apparent at the time of inspection, may not be detected. No monitoring, common testing or sampling technique provides results that are totally representative of the presence or non-presence of hazardous materials at the Site. Site conditions, including subsurface conditions can change with time due to natural and anthropogenic causes.

Only material that was physically accessible at the time of inspection was sampled. Consequently, not all hazardous material may have been located at the Site. The survey identifying hazardous materials on Site should be reviewed prior to demolition or refurbishment as a more detailed destructive survey may be required prior to demolition or refurbishment works. Care should be taken during normal Site works, refurbishment or demolition works when entering previously inaccessible areas. If suspect material is encountered, works should cease in the area until samples have been collected and analysed by competent personnel.

It is impossible to locate all hazardous materials during an inspection. This is due to such factors as (without limitation):

- Time, budget and constraints requested by the Client;
- Access restrictions;
- The need to avoid causing physical damage to fixtures or structures on the Site;
- The need to minimise hazardous materials exposures to building occupants;
- The need to minimise inconvenience when the Site is in use (e.g. occupied) whilst an inspection is being conducted; and / or
- The availability of relevant building / plant construction plans.



# Limitation Statement: Hazardous Materials Assessment

Hazardous materials that could be routinely encountered in the normal day-to-day activities occurring on the Site have been identified and assessed, however there is no guarantee that the Site is free of hazardous materials, since future activities may reveal hazardous materials in areas inaccessible or unknown to WSP.

Within the limitations referred to above, the preparation of this Report 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 reputable consultants. No other warranty, expressed or implied, is made.

WSP has prepared the Report without regard to any special interest of any person other than the Client when undertaking the services described in the Agreement or in preparing the Report.

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This Report should be read in its entirety and must not be copied, distributed or referred to in part only. The Report must not be reproduced without the written approval of WSP. WSP will not be responsible for interpretations or conclusions drawn. This Report (or sections of the Report) should not be used as part of a specification for a project or for incorporation into any other document without the prior agreement of WSP.

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This Report can only be relied upon for the Permitted Purpose and may not be relied upon for any other purpose. The Report does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise. It is the responsibility of the Client to accept (if the Client so chooses) the Conclusions and implement any recommendations in an appropriate, suitable and timely manner. WSP does not (and will not) accept liability arising out of or in connection with any health or safety risks associated with hazardous materials.

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## ABOUT US

WSP is one of the world's leading engineering professional services consulting firms. We are dedicated to our local communities and propelled by international brainpower. We are technical experts and strategic advisors including engineers, technicians, scientists, planners, surveyors, environmental specialists, as well as other design, program and construction management professionals. We design lasting Property & Buildings, Transportation & Infrastructure, Resources (including Mining and Industry), Water, Power and Environmental solutions, as well as provide project delivery and strategic consulting services. With 36,000 talented people in more than 500 offices across 40 countries, we engineer projects that will help societies grow for lifetimes to come.

