

# *Asbestos Audits Queensland*

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## **Asbestos Management Plan and Register for 114 Newdegate Street Greenslopes**

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**Department of Veteran Affairs**

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Our Reference 019DVA01

**13 October 2019**

**Department of Veteran Affairs  
G.P.O. Box 9998 Brisbane Qld. 4001  
Attn: Mr. Dave Binny – Director National CSC & Property**

**Asbestos Management Plan and Register for 114 Newdegate Street  
Greenslopes**

We are pleased to be able to supply you with the Asbestos Management Plan and Register of our inspection of 114 Newdegate Street Greenslopes

The report includes a set of recommendations for the identified asbestos. Your attention is drawn, in particular, to these detailed in Chapter 4 of the report.

We would be pleased to discuss any aspect of this with you so do not hesitate to contact us should you require any further information, or assistance with the implementation of the recommendations.

Yours faithfully

*Brian Sketcher*

**BRIAN SKETCHER**  
Manager  
Asbestos Audits Queensland.



# Contents

	Page Number
<b>1. Introduction and Scope</b>	<b>5</b>
<b>2. Asbestos Management Plan</b>	<b>7</b>
2.1 Executive Summary of Management Plan - Actions to Be Implemented	7
2.2 Identification of Asbestos Containing Materials	8
2.3 Safe Work Procedures & Responsibilities	8
2.4 Consultation, Information & Training Responsibilities	9
2.5 Review of the Management Plan & Register Including Re-Inspection of Site	10
2.6 Policy Development Regarding Asbestos Containing Materials	12
2.7 Indicating the Presence of Asbestos Using Signage & Labelling	13
2.8 Procedures for Accidents or Incidents Involving Asbestos in the Workplace	14
2.9 Permit to Work	16
2.10 Record Keeping	16
2.11 Tool & Equipment	17
2.12 Asbestos Removal Work - Licenced Contractors	17
2.13 Airborne Dust Monitoring	17
2.14 Clearance Certificates	18
2.15 Waste	18
<b>3. Limitations</b>	<b>19</b>
<b>4. Asbestos Register (Including Recommendations)</b>	<b>21</b>
4.1 Asbestos Containing Materials Register for the Main Hall	21
4.2 Asbestos Containing Materials for the Accommodation Building	36
4.3 Asbestos Containing Materials on the Grounds	44
4.4 Asbestos Containing Materials (Assumed) Register	47
4.5 Non Asbestos Containing Materials Register	50
<b>5. Risk Assessment Findings &amp; Conclusions</b>	<b>52</b>
5.1 Asbestos Risk Assessment	52

5.2	Summary of Register	53
5.3	Risk Assessment Findings	53
5.4	Removal	54
<b>6.</b>	<b>Legislative Requirements</b>	<b>55</b>

## Appendices

Appendix A	Sample Locations
Appendix B	Sample Analysis Report
Appendix C	Plans and Drawings
Appendix D	Limitations of an Asbestos Inspection
Appendix E	Principles of an Asbestos Management Plan
Appendix F	Health Risks Related to Asbestos
Appendix G	Glossary of Terms
Appendix H	Permit To Work Systems
Appendix I	Asbestos Removal Control Plans
Appendix J	Review Updates
Appendix K	References



# 1. Introduction and Scope

Asbestos Audits Queensland was engaged by Department of Veteran Affairs to conduct a review and re-audit of the property at 114 Newdegate Street Greenslopes and to produce an Asbestos Management Plan and Register.

The purpose of the re-audit was to update the existing Asbestos Management Plan and Asbestos Register as required by Section 274 of the Work Health and Safety Act and to compile a Register and Asbestos Management Plan as set down in Safe Work Australia's: **How to Manage and Control Asbestos in the Workplace - Code of Practice 2011** and also the requirements laid down under the relevant Queensland Legislation.

The building was originally inspected on 4th July 2005, 8<sup>th</sup> May 2007, 10<sup>th</sup> November 2009 and a roof update on 8<sup>th</sup> March 2010 to ascertain the nature of materials used during construction and those that may have subsequently been incorporated into the building. **These were carried out under the old Queensland legislation and regulation framework. The last inspection was carried out in 21<sup>st</sup> January 2015 under the new legislation.**

This re-inspection took place on 19th September 2019 to upgrade this inspection report according to the 2011 Code of Practice. The re-inspection involved a visual inspection of the previously documented asbestos material identified in the Asbestos Materials Report and Register to ascertain the following-

- If the recommendations for the management of the materials has been carried out and what still remains to be done if anything.
- If any deterioration of asbestos material has occurred since this was last carried out.
- If the information in the register is still current (i.e. have any removals been undertaken).
- Including assumed asbestos containing materials as per the Code of Practice - assumption criteria.
- Including where possible asbestos containing materials which may be in use by the tenants in the occupational environment.
- We also took a number of ground based samples to assess possible contamination of the grounds with asbestos run off from the buildings rooves.

The risk assessment was carried out concurrently with this inspection to ascertain regular working hour practices around and near the building or essential plant asbestos containing materials.

Most general building products (fibre cement sheet, pipe etc) were no longer manufactured with asbestos after 1990. However a total ban on the importation of asbestos however was not put in place until 2003 therefore between 1990 and 2003 buildings could still be constructed with machinery containing imported asbestos components such as gaskets or seals on electric motors or imported building elements such as fire doors, boilers or ceiling tiles.

***The Queensland WH&S Act and Regulation May 2011 however only requires inspection of a building if it was constructed prior to December 31<sup>st</sup> 1989.***

To cover areas we believe may contain asbestos but cannot access for whatever reason we use assumption criteria. We base our use of assumptive criteria on our experience of areas we have seen to contain asbestos on other sites given the age and design of the building along with what else may have been found in the building and "areas that are likely to contain asbestos".

**Explanation of the Process:**

This report represents the culmination of a process including the following-

- i. **Gathering of information** - plans, brief history, age, style and construction of building.
- ii. **Inspection** - onsite inspection of all available **safely accessible** areas and recording of information. Assessment and recording of condition and risk associated with asbestos containing material areas. Unless otherwise mentioned this inspection is confined to the building and essential plant equipment. Inspection is not carried out upon underground services or tenants machinery or stores unless otherwise mentioned.
- iii. **Material Analysis** - samples were taken for analysis during this inspection and sent to a NATA (National Association of Testing Authorities) laboratory. Tests to determine the presence of asbestos in the samples were carried out by this laboratory in accordance with NATA Procedures.
- iv. **Collation and Register Creation** - The results of 1, 2 and 3 were used to create the Asbestos Register. Where the inspector judged materials to be of the same or very similar composition, subsequent occurrences of that material were noted as "similar to" the analysed sample and assessed as having the same or similar asbestos content. Also as per the Codes of Practice assumption criteria were applied to areas commonly known to contain asbestos but for some reason (safety or accessibility) could not be confirmed by sampling.
- v. **Risk Assessment** – Combining the four points above and analysing the potential risk for occupants and maintenance or repair staff of any asbestos containing materials located.
- vi. **Management Plan & Summary** - This report contains a Management Plan, which discusses the ongoing management, control and removal of any asbestos containing material found and summarises the findings from the register.

No one section or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments. A Glossary of Terms used in this report is included in the Appendices.

**Included in this report are Recommendations. It should be noted that these actions are recommended only and that implementation is the responsibility of the person in control/building owner/manager.**

## 2. Asbestos Management Plan

### 2.1 Executive Summary of Management Plan - Actions to Be Implemented

We would recommend for 114 Newdegate Street Greenslopes that the following steps be taken to manage the Asbestos Containing Materials found –

- 1) The two buildings have been left to deteriorate since our last inspection in 2015 and asbestos contamination from the roof cladding has spread across the site and built up in various areas particularly pedestrian and vehicle access paths which have blocked or slowed across site water flow and allowed the asbestos to build up.

It is no longer a matter of simply re-sealing the roof cladding the entire site requires remediation and the roof cladding removed (including cleaning of all support beams, ceiling and roof spaces etc.) and a clean-up/removal of the top layer of soil/grounds of the site carried out.

- 2) Any entry to the site must consider the build-up of asbestos contamination on and adjacent to walkways and the central driveway. Stricter control of the site access will need to be imposed in that although it is already adequately signposted and fenced and locked off. Security patrols and garden maintenance will need to be curtailed with security patrols maintained where possible to just inside the perimeter fence. Similarly minimal garden maintenance with provision for decontamination to made prior to leaving the site.
- 3) The planned continued usage of these two buildings will need to be examined in order to determine if the buildings are worth retaining in their current form due to the amount of asbestos cement sheet used throughout them apart from the roof cladding. The roofing was sealed (Refer to Appendix I ) in 2009 but this was a stop gap measure with the sealant mainly being worn off within a year, it is in an advanced state of deterioration due to break down of this coating and hailstorms and other weather events and should be removed and replaced.
- 4) **Corrugated Asbestos cement sheet roof cladding and associated ground contamination from this sheeting:** This all needs to be removed and the building's roof spaces all cleaned up along with a site clean up of the asbestos run off contamination. This will have to be carried out by an "A" Class Licenced Asbestos Removalist and will involve airborne dust monitoring as part of the control measures.
- 5) **Unpainted and deteriorating paintwork areas in other parts of the buildings need to be addressed by painting or repainting if these building are to be kept.**
- 6) **A mix of asbestos cement and wooden building sheeting and materials have been used throughout the buildings some even mixed on the**

same wall or ceiling area. It is therefore important that for all works that the materials involved are checked for asbestos before work commences.

- 7) If demolition of these buildings is planned then removal of the asbestos containing materials must be carried out first or as part of the pre demolition works. We would recommend further inspections particularly of the Accommodation Building before demolition due to the mixture of materials in various areas of this building.

## 2.2 Identification of Asbestos Containing Materials

- 8) Asbestos containing materials are identified in the Asbestos Register along with Assumed Areas of Asbestos containing Materials and areas sampled that were found not to contain asbestos.
- 9) Erect or install a sign or signs notifying anyone entering the premises of the existence of an Asbestos Register. This should be at an appropriately prominent place or places and label those items as asbestos containing as per the recommendations in the register section where practicable. Refer to Section 2.7.

## 2.3 Safe Work Procedures & Responsibilities

- 10) For this site or building the person named at the front of the report and/or the business or company that has engaged our services to carry out this work will be considered the Person in Control of the Business or Undertaking (PCBU) or person or body responsible in these matters. (Refer to the Glossary for a brief definition of PCBU and the explanatory notes downloadable from the Work Safe Australia website.)
- 11) Due to the definition of PCBU situations may occur where the "person in control" may change temporarily. For example a PCBU could be:
  - A person with management of a workplace is a tenant
  - A person with control of a workplace has the power to make decisions and changes to the structure and use of the workplace. This person will usually be the owner of the workplace or a representative of the owner and may:
    - Own the workplace and engage workers to carry out work there
    - Own the workplace but lease it to another person conducting a business or undertaking at the workplace
    - Have management or control over the workplace, for example a property management group or agent.
- 12) Further that the Actions to be Implemented will be carried out in the plan within a reasonable time period (12 months) and be monitored in an ongoing manner at the time of the review and re-inspection (which may be as long as

five years). Review of this plan will only be carried out by "competent persons & assessors" and additions, rewrites and modifications made to this plan as required during the useful life of the building

- 13) **Maintenance and Service Work:** Safe work methods as per the Codes of Practice shall be used at all times when handling, working with or removing asbestos on this site. Airborne dust monitoring shall be carried out if required under the Code of Practice or if significant concern is raised by staff or workers for it to be prudent to do so.

Whatever the control method used, it should be effective in making all maintenance workers aware of the presence of asbestos and preventing any work activity that might expose them, or others nearby, to respirable asbestos fibres. Particular attention should be paid to controlling work activities that affect inaccessible areas listed in the Asbestos Register, such as wall cavities and ceiling spaces.

- 14) **Demolition & Refurbishment Work:** Prior to any demolition or refurbishment work being carried out, a person with management and control of a workplace must:

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

#### **Control Methods**

- 15) Therefore removal, cleanup, repairing or sealing followed by ongoing management and control of any maintenance activities are the required control methods.
- 16) A Permit to Work System may be implemented to control maintenance works. In our experience this is generally only necessary if many different contractors and management levels are involved in maintaining the building.

## **2.4 Consultation, Information & Training Responsibilities**

- 17) As part of the site induction process all new staff or site visitors should be shown and explained the purpose of the Asbestos Register and made aware of the presence of asbestos on this site. As well as their responsibilities should any work being carried out impact upon the asbestos containing materials found or any unexpected asbestos containing material be encountered.
- 18) Awareness training may be required for those workers or subcontractors prior to commencement of work on this site or to carry out maintenance activities.
- 19) The person with control of the business or undertaking or in control of the workplace and responsible for implementing these recommendations and

this Management Plan is Department of Veteran Affairs. They are responsible for decisions on Management Options for the medium and long term as well as those listed in this Management Plan. This is applicable until the building changes ownership or management or until the next review of the Management Plan and re-audit.

- 20) **Demolition And Refurbishment Work:** The WHS Act requires that persons conducting a business or undertaking consult, cooperate and coordinate activities with all other persons who have a work health or safety duty in relation to the same matter, so far as is reasonably practicable. Sometimes there may be other businesses that are involved in the same activities or share the same workplace.
- 21) **Consulting your workers:** The WHS Act requires the person conducting a business or undertaking to consult, so far as is reasonably practicable, with workers who carry out work who are (or are likely to be) directly affected by a work health and safety matter. If the workers are represented by a health and safety representative, the consultation must involve that representative. Consultation with workers and their health and safety representatives is a critical part of managing work health and safety risks.
- 22) Consulting with and involving workers in the identification and safe handling of asbestos can assist in ensuring that safety instructions and safe work practices are complied with.
- 23) Health and safety representatives must have access to relevant information on matters that can affect the health and safety of workers, for example asbestos exposure data and the Asbestos Register.

## 2.5 Review of the Management Plan & Register Including Re-Inspection of Site

### 24) Reviewing & Revising an Asbestos Register

A person with management or control of a workplace must ensure an Asbestos Register is reviewed and where necessary revised by a competent person if:

- The Asbestos Management Plan is reviewed
- Further asbestos or asbestos containing material is identified at the workplace
- Asbestos is removed from or disturbed, sealed or enclosed at the workplace.
- The Register should be reviewed at least once every five years to ensure it is kept up-to-date unless the risk assessment indicates otherwise.
- **If the risk assessment determines that an earlier timeframe is more suitable than this should be adhered to.**

When reviewing the Asbestos Register, the person should carry out a visual inspection of the asbestos and ACM listed to determine its condition and revise the Asbestos Register as appropriate.

Previous Asbestos Registers and records relating to asbestos removal jobs, for instance clearance certificates, can assist in identifying all asbestos and ACM in the workplace."

## 25) **Reviewing of An Asbestos Management Plan**

The person with management or control of the workplace must ensure the Asbestos Management Plan is reviewed and, if necessary, revised at least once every five years or when:

- There is a review of the Asbestos Register or a control measure
- Asbestos is removed from or disturbed, sealed or enclosed at the workplace
- The plan is no longer adequate for managing asbestos or ACM at the workplace
- A health and safety representative requests a review if they reasonably believe that any of the matters listed in the above points affects or may affect the health and safety of a member of their work group and the Asbestos Management Plan was not adequately reviewed.

26) ***Due to the presence of deteriorating corrugated asbestos cement sheet and debris we recommend review of the Management Plan and Register at least annually*** until the roofing is removed and the site cleaned up to assess the currency of the plan and record any changes to asbestos containing material.

27) In Appendix J we supply suggested review and reaudit dates.



## 2.6 Policy Development Regarding Asbestos Containing Materials

### Policy Development

We would recommend that Department of Veteran Affairs develop specific policies and document them in their WH & S Plans and Quality Systems on different aspects of asbestos management. We would suggest the following topics be included-

- Inclusion of this Asbestos Management Plan in the onsite induction process.
- Asbestos containing material management: Comprising care, maintenance, repairs & clean up of damaged areas.
- Responsibility of contractors or sub contractors regarding asbestos.
- Reference to this Asbestos Management Plan and Register.
- Control of access to the site given the site contamination
- Procedures for decontamination prior to leaving site.



## 2.7 Indicating the Presence of Asbestos Using Signage & Labelling

In accordance with section 2.5 of the *Code of Practice 2011* "any areas of a workplace that contain asbestos should be signposted with warning signs to ensure asbestos is not unknowingly disturbed without the correct precautions taken".

Also "if it is reasonably practicable labels must be used to identify the material as containing asbestos"

Therefore on this site signs have been installed at the perimeter fencing as shown below –



In these buildings if the roofing is to be removed and the sites remediated but other asbestos containing materials are to remain then we would recommend installation of this sign in both buildings at the entrances and introduction of the Asbestos Register and Management Plan as part of the site induction process.

All warning signs should conform to Australian Standard 1319 Safety Signs for the Occupational Environment.

**Examples;**



Also as part of measures to control exposure to asbestos safety further labelling as far as practicable may be used to warn people of the locations of the asbestos containing material. Queensland Government Department of Employment & Industrial Relations Asbestos Fact Sheets 1 & 4 provide further guidance on labelling and signage minimum requirements.

Example of an asbestos containing material label that can be attached to asbestos containing material.



## 2.8 Procedures for Accidents or Incidents Involving Asbestos in the Workplace

Asbestos-related work activities (including maintenance) plus unusual and infrequent activities (such as emergency activities) need to be taken into consideration. Also the proximity of the asbestos containing materials to where employees work, as this can affect the potential for exposure if asbestos fibres become airborne. The Codes of Practice also have standard procedures known as Safe work Practices outlined for the following-

- Drilling asbestos containing material
- Sealing, painting, coating and cleaning of asbestos-cement products
- Cleaning leaf litter from gutters of asbestos cement roofs
- Replacing cabling in asbestos cement conduit or boxes
- Working on electrical mounting boards (switchboards) containing asbestos
- Inspection of asbestos friction materials

For workers carrying out work involving asbestos or ACM Safe Work Practices, suitable for the work to be carried out should be employed, these include -

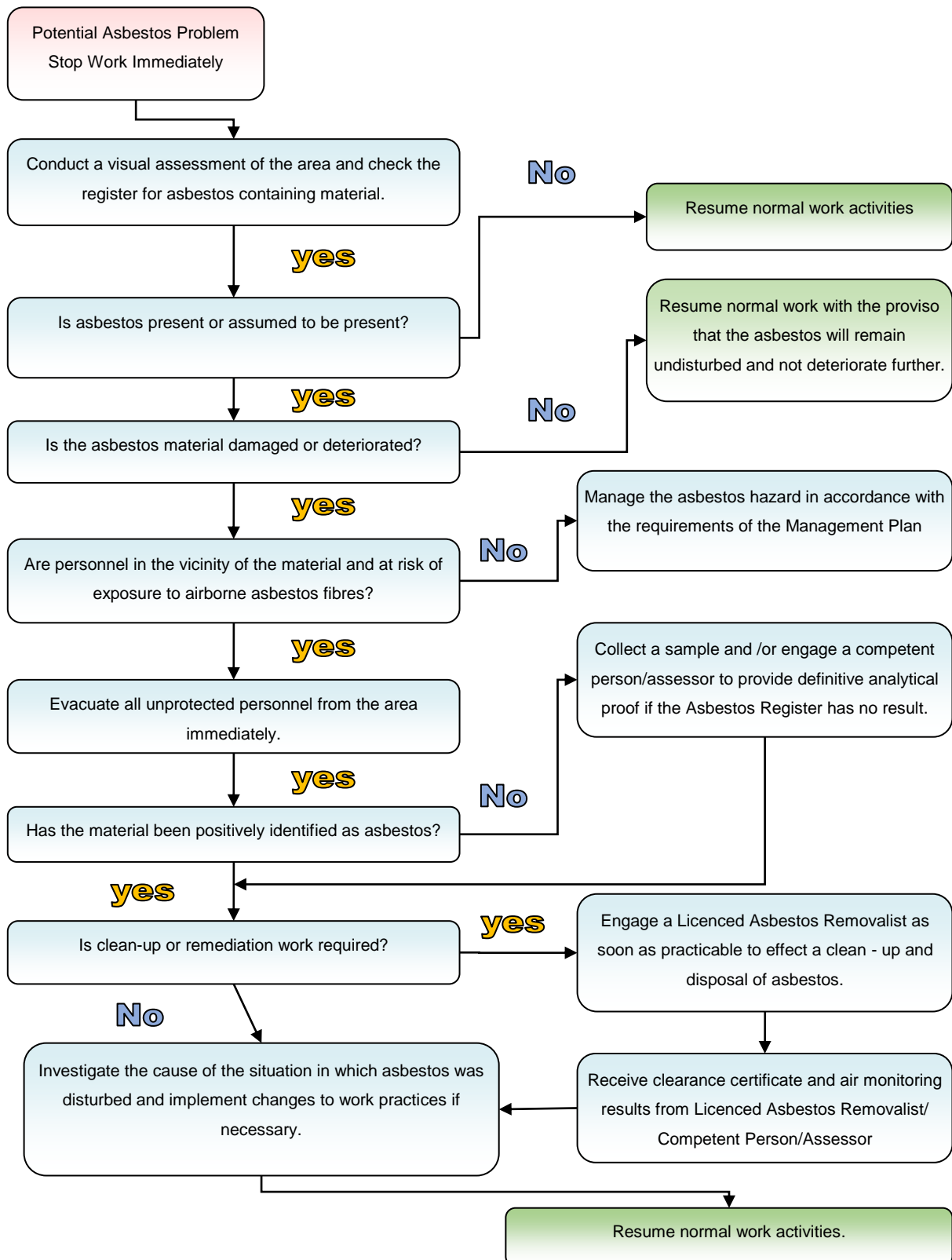
- Separation of the work area from other work areas (e.g. erection of barriers)
- Posting of signs to alert persons to the presence of asbestos and indicate where asbestos related work is being carried out.
- Selection of appropriate Personal Protective Equipment (PPE) and procedures to the work being carried out.
- The use of plastic drops sheets
- Control of dust and residues resulting from the work being carried out.
- Decontamination of personnel, tools and equipment
- The preparation and disposal of waste.

Records of all work carried out involving asbestos need to be retained (Refer also to 2.10). This shall include -

- Details of where work related to asbestos was carried out and details of the Companies involved.
- Clearance Certificates
- Asbestos Dumping/Waste Certificates
- Airborne Dust Monitoring Results
- Names of people/staff that may have been exposed to possible respirable asbestos fibres (emergency exposures such as storm damaged)

In this building if maintenance activity requires it or if an accident or emergency has occurred that disturbs the existing asbestos containing material the following page flow chart may assist in procedures to adopt for managing this.

## 2.8.1 Asbestos Incident Response Flow Chart



## 2.9 Permit to Work

Persons with control of workplaces must keep an accurate register on the premises along with details of any maintenance or service work on the asbestos containing material present including-

- i. **The company who is performing or performed the work**
- ii. **The Date/s the maintenance or service work was undertaken**
- iii. **The scope of work**
- iv. **Any clearance certificates**

It is a requirement that the person with control should ensure workers are informed about the register of asbestos containing materials.

**A permit to work system may be utilised as a control measure to limit and control access or work on asbestos containing material and manage the information required to be recorded.**

## 2.10 Record Keeping

The PCBU shall maintain detailed records of all activities relating to asbestos works which have been undertaken on these premises. The records kept should include:

- Copies of all asbestos audit reports, including updates and amendments.
- Copies of all Permit to Work documents.
- Site induction records pertaining to the informing of contractors about the presence of asbestos on site.
- Records pertaining to the informing of employees about the presence of asbestos on site, and that such employees have been appropriately trained in safe work procedures and practices.
- Clearance certificates indicating areas are safe to reoccupy after works involving asbestos and
- Airborne fibre monitoring results.
- Previous versions of the Asbestos Register

The Asbestos Containing Materials Register will include the following:

- Register of ACM items and sample results.
- Register of items which were sampled but found not to contain asbestos.
- Certificates of analysis.
- Clearance certificates.
- Photos.

## 2.11 Tool & Equipment

Tools and equipment to be used for asbestos work are to minimise the generation of airborne asbestos fibres. High-speed abrasive power or pneumatic tools such as angle grinders, sanders, saws and high speed drills must never be used. Hand tools are preferred over power tools.

At the end of the work, all tools should be:

- Decontaminated (i.e. fully dismantled and cleaned under controlled conditions) as described in the Code, or
- Placed in sealed containers (and used only for asbestos removal work); or
- Disposed of as asbestos waste.

Vacuum cleaners used for asbestos cleaning must comply with:

- AS 3544 - 1988 (Industrial Vacuum Cleaners for Particulates Hazardous to Health) and
- AS 4260 - 1997 High Efficiency Particulate Air Filters (HEPA) – Classification, Construction and Performance.

## 2.12 Asbestos Removal Work - Licenced Contractors

Asbestos containing material falls into two broad categories (non friable and friable) and the category the asbestos containing material falls under will determine how it is removed. If it is classified as friable (e.g. pipe lagging, low density board, millboard insulation, vinyl sheet floor underlay felt) it is necessary to engage a contractor who possesses an A Class Licence for friable asbestos removal.

If the asbestos containing material is classified as non friable (e.g. asbestos cement wall linings, pipes, vinyl floor tiles, etc) then it may be removed by a contractor who possesses a B Class Licence.

## 2.13 Airborne Dust Monitoring

Airborne dust monitoring must be conducted during and after the removal of friable asbestos containing material by an independent competent person or assessor.

Air monitoring is conducted during the removal works to check the effectiveness of control measures implemented by the contractor (e.g. isolating the removal work area with a sealed, airtight enclosure fitted with negative air generating units, etc).

Air monitoring is conducted after the asbestos containing material has been completely removed and the work area has passed a satisfactory visual inspection to determine whether the area is safe to reoccupy by unprotected persons.

## 2.14 Clearance Certificates

Before an area can be re-occupied post asbestos removal, a clearance inspection must be performed. The clearance inspection must be undertaken by an independent competent person only and a clearance certificate must be obtained from the competent person. Clearance monitoring is a mandatory requirement for all friable asbestos removal works and is recommended for non friable ACM removal works particularly when the non friable ACM is located internally or near sensitive receptors.

The complete removal of all asbestos containing material must be verified with a written clearance certificate which must include details of a satisfactory clearance inspection conducted by the independent competent person. If clearance air monitoring has been conducted, the results of the clearance monitoring must be included as part of the clearance certificate as well.

## 2.15 Waste

All asbestos waste shall be disposed of at an approved landfill disposal site by licensed contractors, and in accordance with, the requirements of Queensland Legislation. Transport and disposal of asbestos waste shall be carried out only in a manner that will prevent the liberation of asbestos fibres into the atmosphere.

Asbestos shall not be stored for extended periods or buried. To achieve "final completion" of an asbestos removal project, requires verification that the asbestos waste has been transported and disposed of in accordance with State/Territory legislative requirements. A copy of the EPA Waste Tracking document is the required documentation for disposal, and a copy of the necessary License for carrying out this removal and disposal is the required documentation for transportation.

### 3. Limitations

As outlined in the Appendices there are limitations to any building inspection for asbestos. In many instances, asbestos may be present in inaccessible areas such as:

- Wall cavities;
- Beneath floors;
- Slab construction;
- Areas of landfill on the site or underground services.
- Integral parts of boilers, pumps, compressors, machinery, plant and pipe work;
- Reheat units within air conditioning ducts; and
- Fire doors.

Confirmation of the existence of lagged pipe work or other asbestos containing materials in wall and ceiling cavities and that which may be “chased” into walls is not possible with a visual inspection in a non-destructive survey. Should any demolition or upgrading work be undertaken, then it is possible that asbestos containing materials may be found in these areas. Pipe “chasing” was common in older buildings to limit heat loss from hot water pipework.

Unless otherwise mentioned the inspection is limited to the building and “essential plant” included in the building and does not cover tenants or occupier’s equipment, machinery, stock or spare parts. (Refer to the Glossary).

With respect to the re-audit of 114 Newdegate Street Greenslopes no demolition or dismantling of any of the above was undertaken. Unless otherwise mentioned, high voltage switchboards which were “live” at the time of the inspection were not accessed. This applies particularly to large mains cabinets and connection boxes which have a safety cut out switch which activates when access panels are opened. This means that samples may not have been taken of phenol based co-polymer products or resin based boards within these electrical areas or any fuse linings inside ceramic fuse holders. Also any high voltage magnetic circuit breakers which use asbestos arc chutes may not have been located.

Electrical switches and switchboxes unless otherwise mentioned were also not dismantled or opened for inspection for safety reasons. ENERGEX substations were not inspected. Fire door cores were accessed along the top edge of the door. If the door was fully enclosed or the edges beaded, access was obtained where possible. However no locks or door mechanisms were disassembled.

Unless otherwise mentioned, inspections were not undertaken beneath carpets for the presence of other floor covering.

The following locations were not visually inspected:

- Roof or ceiling space inspection access was limited to those areas that could be accessed using standard ladders.



- In the Accommodation Block the airconditioning systems in the roof were not dismantled to examine internally for insulation.
- The roof space above the Main Hall Area was not accessed for safety reasons also the main ceiling itself cannot be directly accessed without safety equipment and scaffolding due to its height. This year (2019) a water damaged panel had fallen to the floor and dust sampled from the top of this panel confirmed the ceiling space was contaminated with asbestos from the roof cladding.
- Only limited access was possible in the Accommodation Building ceiling spaces due to the mainly fixed ceilings used throughout.

Amounts, measurements and quantities mentioned in this report are approximate only. Materials that may contain asbestos but are not considered a significant exposure risk include paints, mastic, sealants, adhesives and similar materials. Unless otherwise mentioned these may not have been sampled or included or may be listed under the assumption criteria.

This site has undergone renovations in its lifetime and different types of fibre cement sheet and products have been used. Representative samples for these products have been taken, however without sampling each individual sheet or area the results of the testing can only give an indication of the asbestos content. If unsure if a certain product contains asbestos it is always better to assume it does and handle it accordingly. (Refer to the Appendices.)

Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS 4349.0 - 2007 summarises thus "The inspector shall not enter or inspect areas where safe and reasonable access is not available. The extent of accessible areas, as defined by the presence of safe and reasonable access, shall be determined by the inspector, based on the conditions encountered at the time of inspection" and notes "Reasonable access does not include removing screws and bolts or any other fastenings or sealants to access covers."

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving furniture or stored goods.

AAQ Pty. Ltd. warrant to conduct their work with the degree of skill, care and diligence normally exercised by consultants in similar circumstances, but there is no guarantee, *expressed or implied*, that all asbestos has been identified in this report/register (refer to Limitations of an Asbestos Audit or Inspection in the Appendices). AAQ Pty. Ltd. building inspectors carry out inspections according to the guidelines set out in internal document AAQ29 Workplace Health & Safety.

**This report has been prepared for the use of the client, and is not to be relied upon by any third party without prior consultation with AAQ Pty. Ltd or for a purpose other than that for which it was created. (For example tendering, costing, programming of works, refurbishment, removals or demolition.)**

This report should be read in conjunction with existing reports and documentation of asbestos materials for this building. If copies are required, all relevant parts of this report must be reproduced in full.



## 4. Asbestos Register (Including Recommendations)

All works/actions recommendations should be carried out in accordance with the *How to Remove Asbestos Code of Practice 2011* and the *How to Manage and Control Asbestos in the Workplace Code of Practice 2011* (See the Appendices for References). Materials or products reported as “similar to sample” are based on a visual inspection and comparison to a sample taken for analysis.

### 4.1 Asbestos Containing Materials Register for the Main Hall

**Site:** 114 Newdegate Street Greenslopes

**Competent Person:** Brian Sketcher

**Date of Identification:** 19-Sep-2019

Location	Level	Room	Item	Product		
External	Ground Floor	Perimeter	Drain surrounds	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted	Good	Non Friable	A1	2	Similar to sample RX - 01	1

**Comments** External drain surrounds are asbestos cement.

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 1: External drain surrounds are asbestos cement.**

**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item		Product	
External	Ground Floor	Front Entrance Verandah	Ceiling lining		Asbestos cement	
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted	Good	Non Friable	A3	8	RX - 02	2

**Comments** Front verandah entrance ceiling is lined in asbestos cement sheet.

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 2: Front verandah entrance ceiling is lined in asbestos cement sheet.**

**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product
External	Roof	Roof	Roof cladding	Asbestos cement

Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Unpainted	Poor	Friable	A3	800	RX - 01	3 - 7

**Comments** The roof cladding is corrugated asbestos cement sheeting this includes the edge and ridge capping. It was sealed in 2009 the sealant deteriorated rapidly and hailstorms have pockmarked all the sheeting releasing additional asbestos from the mainly friable top surfaces.

**Recommendations** Avoid further damage and abrasion. **Plan for removal and replacement of the roof as soon as practicable.** This will need to include site decontamination and roof/ ceiling space contamination. Remove if dismantling, structural alterations or demolition is to be carried out in this area.

**Image**



**Image 3: Steep pitch corrugated asbestos cement roof cladding.**





**Image 4: The steep pitch means that asbestos released from the deteriorating roof washes down into the gutter and over it.**



**Image 5: Both levels of roof cladding show similar deterioration.**





**Image 6: Some of the sealant still remains where it's not as exposed to the weather but as can be seen the rest of the roof cladding is in poor condition.**



**Image 7: Closer view showing the deteriorated surface asbestos build-up in the dips of the corrugations before being washed off.**

**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
External	Roof	Roof	Nail or clout sealant	Sealant		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Unpainted	Medium	Non Friable	A3	<5	Not sampled	8
<b>Comments</b>	The black sealant (painted grey) used to waterproof around the roofing nails contains asbestos.					

**Recommendations** Avoid further damage and abrasion. Plan for removal and replacement of the roof which will include the clout sealant

**Image**



**Image 8: The black sealant (painted grey) used to waterproof around the roofing nails contains asbestos.**



**Site: 114 Newdegate Street Greenslopes****Competent Person: Brian Sketcher****Date of Identification: 19-Sep-2019**

Location	Level	Room	Item		Product	
External	Ground Floor	Perimeter	Wall cladding		Asbestos cement	
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted	Good	Non Friable	A2	400	RX - 03	9

**Comments** The main walls to the outside of the building are clad in asbestos cement sheeting. This material is painted and in mainly good condition, however on some areas of the walls the paint is peeling and behind the stage in the Main Hall building the rear wall is accessible and unpainted.

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**

**Image 9: Asbestos cement wall cladding around the perimeter of the building.**

**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
External	Ground Floor	Building Ends	Eaves lining	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted	Good	Non Friable	A3	50	Similar to 10 RX - 02	

**Comments** The external upper eaves (under the end pitched rooves) are lined in asbestos cement sheeting.

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 10: The external upper eaves (under the end pitched rooves) are lined in asbestos cement sheeting.**



**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item		Product	
External	Ground Floor	Outside Rear of Stage/Unit	Vent pipe & cap		Asbestos cement	
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted	Good	Non Friable	A2	100mm x 6m	Similar to RX - 01	11

**Comments** The sewerage vent pipe extending up from the ground at the rear of the Main Hall Building has an asbestos cement pipe upper section.

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 11: The sewerage vent pipe extending up from the ground at the rear of the Main Hall Building has an asbestos cement pipe upper section.**

**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
Internal	Ground Floor	Side Rooms & Rear Units	Wall and ceiling linings	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted	Good	Non Friable	A2	300	Similar to sample RX - 02	12

**Comments** The walls and ceilings to all the lower ceiling areas including the two Units are lined in asbestos cement sheeting with some wooden and plaster panels as well. Many of the ceilings have paint peeling from them.

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 12: The walls and ceilings to all the lower ceiling areas on both sides and rear of the Hall itself including the two Units are lined in asbestos cement sheeting.**

**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
Internal	Ground & Mezzanine Floor	Projector Room	Wall and ceiling linings	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted	Good	Non Friable	A3	60	Similar to sample RX - 02	13 & 14

**Comments** The Projector Room outer wall and the lower ceiling beneath the Projector Room are lined in asbestos cement sheeting. There is one damaged panel on the West Stairwell

**Recommendations** **Avoid further damage and abrasion. Repair seal or remove damaged panel.** Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 13: Projector Room: Outer wall and underside ceiling lined in asbestos cement sheeting.**



**Image 14: Damaged wall panel on the West Staircase.**

**Site: 114 Newdegate Street Greenslopes****Competent Person: Brian Sketcher****Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
Internal	Ground Floor	Roof Spaces & wall Upper Areas	Dust & debris	Asbestos Cement sheeting		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
No	Medium	Friable	A4	-	DV – 01 & DV - 02	15 - 17

**Comments** As the roof is clad in corrugated asbestos cement sheet along with asbestos debris in the gutters and in the external surface drain and runoff areas. The samples taken from in the ceiling space above the former Kitchen and from the top surface dust of a wooden ceiling panel that had fallen from the high ceiling were both positive for asbestos. It should be assumed that dust containing asbestos may have been gradually depositing upon areas below for a number of years.

**Recommendations**

Avoid further damage and abrasion. **Ensure appropriate PPE and procedures are in place when working in the upper areas of the buildings especially in confined ceiling or upper structural areas close to the new roof cladding.**

Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**

**Image 15: Former Kitchen Lunchroom ceiling space this year (2019) where a sample (DV – 01) was taken this was positive for asbestos.**





**Image 16: Open ceiling space to the corrugated asbestos cement roof behind the Stage**



**Image 17: It should be expected that upper structural supports and beams will be contaminated with asbestos that has gradually released over decades from the former asbestos cement roof cladding. Even a wooden ceiling panel which had fallen to the floor and been sitting there for a number of years was found to be contaminated on its top surface (sample DV – 02)**

**Site: 114 Newdegate Street Greenslopes****Competent Person: Brian Sketcher****Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
Internal	Lower Ground Floor	Former Mattress Store, Laundry, Storerooms, Workshop & Entrance to Toilets	Wall linings	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted (unpainted sides also accessible)	Good	Non Friable	A2	120	RX - 07	18
<b>Comments</b> The walls in the downstairs areas including the main dividing wall, former Laundry, Mattress Store, Workshop, Storeroom and entrance to the former Cab Toilets are lined in asbestos cement sheeting. These areas are all now vacant. There are also a number of walls lined in wooden panelling and some single asbestos cement infill panels						
<b>Recommendations</b>		Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.				

**Image****Image 18: Downstairs rooms showing the asbestos cement sheet used for the walls.**

**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
Internal	Lower Ground Floor	Former Workshop	Laminated splashback	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Sealed	Good	Non Friable	A2	1	RX - 08	19
<b>Comments</b>	The sink backing panels are constructed of laminated asbestos cement sheeting.					

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 19: The sink backing panels are constructed of laminated asbestos cement sheeting.**

## 4.2 Asbestos Containing Materials for the Accommodation Building

Site: 114 Newdegate Street Greenslopes

Competent Person: Brian Sketcher

Date of Identification: 19-Sep-2019

Location	Level	Room	Item	Product		
External	Roof	Roof	Roof cladding	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Unpainted	Poor	Friable	A3	400	RX - 01	20 - 22

**Comments** The roof cladding is corrugated asbestos cement sheeting this includes the ridge capping.

**Recommendations** Avoid further damage and abrasion. **Plan for removal and replacement of the roof as soon as practicable.** This will need to include site decontamination and roof/ ceiling space contamination. Remove if dismantling, structural alterations or demolition is to be carried out in this area.

Image



Image 20: The roof cladding is corrugated asbestos cement sheeting.





**Image 21: Lower rear area of corrugated asbestos cement sheet roof cladding**



**Image 22: Closer view showing pock marks from hail**

**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
External	Roof	Roof	Nail or clout sealant	Sealant		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Unpainted	Medium	Non Friable	A3	<5	Not sampled	23
<b>Comments</b> The black sealant (painted grey) used to waterproof around the roofing nails contains asbestos.						

**Recommendations** Avoid further damage and abrasion. Plan for removal and replacement of the roof which will include the clout sealant

**Image**



**Image 23: The black sealant (painted grey) used to waterproof around the roofing nails contains asbestos.**



**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item		Product	
External	Ground Floor	Perimeter	Wall cladding		Asbestos cement	
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted	Good	Non Friable	A2	400	RX - 03	24

**Comments** The main walls to the outside of the building are clad in asbestos cement sheeting.

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 24: The main walls to the outside of the building are clad in asbestos cement sheeting.**

**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
External	Ground Floor	Perimeter	Eaves lining	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted	Good	Non Friable	A3	50	Similar to RX - 03	25
<b>Comments</b>	The external upper eaves (under the end pitched rooves) are lined in asbestos cement sheeting.					

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 25: The external upper eaves (under the end pitched rooves) are lined in asbestos cement sheeting.**

**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
Internal	Ground & First Floor	Ablutions Rooms	Wall and ceiling linings	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted	Good	Non Friable	A2	40	Similar to RX - 07	26

**Comments** Some of the ceilings and walls in the Ablutions Areas for the Accommodation Rooms are lined in asbestos cement sheet. There are also wood and plaster panels used in this area. Without sampling each and every panel it is not possible to ascertain which are asbestos cement and which are non asbestos fibrous cement. From a WH & S standpoint assume they all are asbestos containing until sampling proves otherwise.

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 26: Examples of the mix of asbestos cement sheeting, non asbestos cement sheet, wood and plaster panels in the Ablution Areas.**

**Site: 114 Newdegate Street Greenslopes****Competent Person: Brian Sketcher****Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
Internal	Ground & First Floor	Throughout	Wall and ceiling panels	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Painted	Good	Non Friable	A2	24	Similar to RX - 07	27

**Comments** Some of the wall and ceiling panels in this building are asbestos cement sheet however the bulk of it appears to be wood and plaster panels. Without sampling each and every panel it is not possible to ascertain which are asbestos cement and which are non asbestos fibrous cement. From a WH & S standpoint assume all fibre cement sheeting is asbestos containing until sampling proves otherwise. As the rooms are all vacant we have not assigned them designations

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image****Image 27: One of the areas of mixed material panels.**



**Site: 114 Newdegate Street Greenslopes****Competent Person: Brian Sketcher****Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
Internal	Ground Floor	Former Library (Two End Rooms)	Laminated splashback	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Sealed	Good	Non Friable	A2	2	Similar to RX - 08	28
<b>Comments</b>	The sink backing panels are constructed of laminated asbestos cement sheeting.					

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**

**Image 28: The sink backing panels are constructed of laminated asbestos cement sheeting.**

### 4.3 Asbestos Containing Materials on the Grounds

**Site:** 114 Newdegate Street Greenslopes

**Competent Person:** Brian Sketcher

**Date of Identification:** 19-Sep-2019

Location	Level	Room	Item	Product		
External	Grounds	Grounds, Paths Driveway	Debris	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Unpainted	Poor	Friable	A1	Across Entire Site	DV – 04 to DV - 18	29 - 33

**Comments** Uncontrolled drainage from deteriorating asbestos cement roof cladding has lead to much of the site being contaminated with asbestos runoff.

**Recommendations** *The entire site needs to be considered potentially contaminated and procedures put in place accordingly until a complete clean-up of the site can be carried out.*

#### Image

Roof: Asbestos- is released due to erosion of cement matrix from exposure to acidic metropolitan pollution and weather events

Flows down into gutters which are damaged/ corroded and insufficient for Queensland weather and volume of water

Overflows or is washed down on to the ground due to steep arches of roof cladding. Mixes with soil and plant debris and builds up holding together



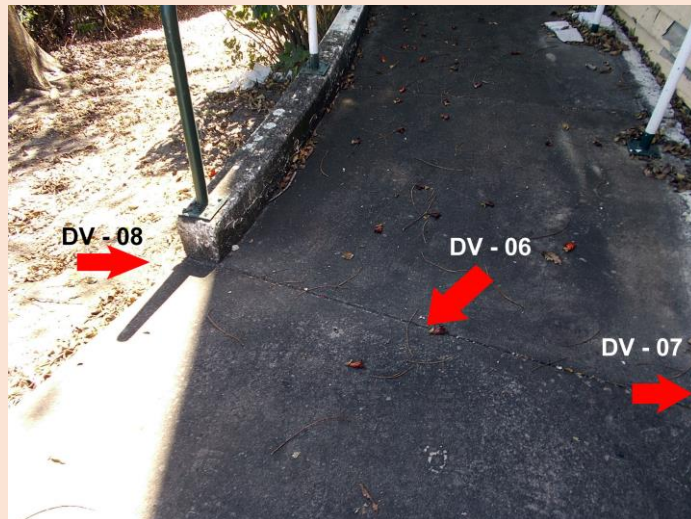


**Image 29: Flow chart Illustrating Roof Cladding Breakdown and bottom -Asbestos fibre bundles visible in sample DV - 13 from the area between the buildings.**



**Image 30: Sample locations near the access door to the Sprinkler Valve Room**





**Image 31: Main Entrance Footpath to the Main Hall Building: Location of samples**



**Image 32: Locations of sample between the buildings. This is where a lot of asbestos contaminated run off has built up and is also the only vehicle access to the rear carpark**



**Image 33: Back Carpark Behind Hall: Samples taken outside Laundry door.**

## 4.4 Asbestos Containing Materials (Assumed) Register

**Site:** 114 Newdegate Street Greenslopes

**Competent Person:** Brian Sketcher

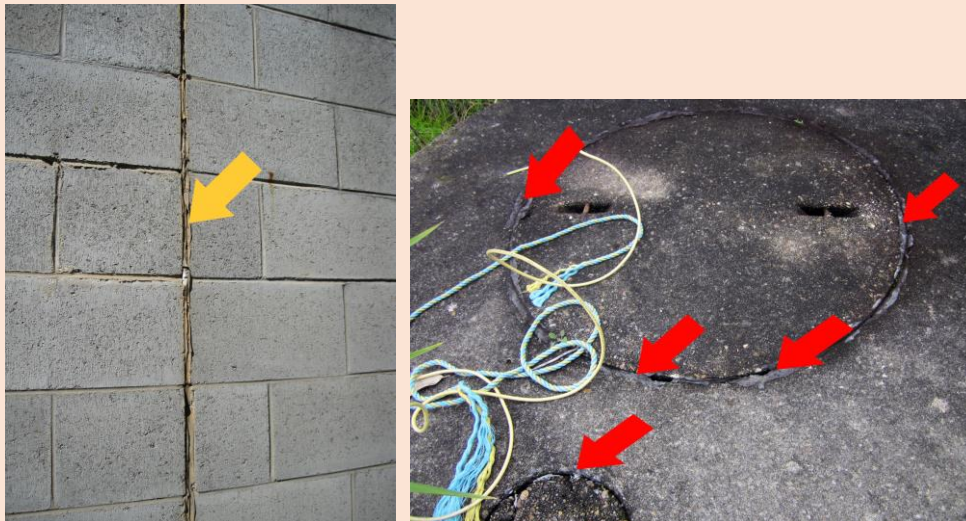
**Date of Identification:** 19-Sep-2019

Location	Level	Room	Item		Product	
Internal	Throughout	Throughout	Throughout		Sealants/Adhesives	
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Sealed	Good	Non Friable	A4	-	-	34

**Comments** Sealing compounds such as mastic used as wall and floor joint sealant or joint sealant on such things as ducts or pipes may also contain asbestos. Also adhesives such as those used to secure floor tiles and connect pipe sections

**Recommendations** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 34: Example of asbestos containing joint sealant. On the right Sealant on a septic tank inspection/pump hatch which contains asbestos**



**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
External	Lower Ground Floor	Beneath Buildings	Stump & level packing	Asbestos cement		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
Unpainted	—	Non Friable	A4	—	Similar to RX - 01	35
<b>Comments</b>	Stump Packing Beneath Building: Asbestos cement sheet pieces where commonly used for stump and floor support level packing					
<b>Recommendations</b>	Avoid damage and abrasion. Seal or paint pieces where they are exposed. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least every five years or prior to renovation or demolition work. Label appropriately as per State Government Guidelines and the Code of Practice.					

**Image**



**Image 35: Stump Packing Beneath Building: Asbestos cement sheet pieces where commonly used for stump and floor support level packing.**

**Site: 114 Newdegate Street Greenslopes**

**Competent Person: Brian Sketcher**

**Date of Identification: 19-Sep-2019**

Location	Level	Room	Item	Product		
Internal	Ground	Roof & wall Upper Areas	Dust & debris	Asbestos cement dust		
Sealed	Condition	Friability	Access	M2	Sample No.	Image No.
No	Medium	Friable	A4	-	Similar to sample DV - 01	36

**Comments** As the rooves were clad in corrugated asbestos cement sheet along with asbestos debris in the gutters and in the external surface drain and runoff areas. It should be assumed that dust containing asbestos may have been gradually depositing upon areas below for a number of years. This was confirmed by DV – 01 over the Kitchen and DV – 02 of the high main Hall Area.

**Recommendations**

Avoid further damage and abrasion or disturbance. **Ensure appropriate PPE and procedures are in place when working in the upper areas of the buildings especially in confined ceiling or upper structural areas close to the new roof cladding.** Label appropriately as per State Government Guidelines and the Code of Practice.

**Image**



**Image 36: It is assumed that upper structural supports and beams and roof/ceiling spaces in general will be contaminated with asbestos that has gradually released over decades from the asbestos cement roof cladding. Shown is the roof cladding and open ceiling tile in the Accommodation Building**

## 4.5 Non Asbestos Containing Materials Register

### Areas Recorded as not Containing Asbestos (Samples Taken for Sample Analysis that did not contain Asbestos)

This section is included so that if at a later date there is any question about an unknown substance or material in the building this may offer some solution as to whether or not it contains asbestos. (It is also suggested under Section 3.1 of the Code of Practice). This also contains areas where a product or material was assessed by the inspector to be “similar to” one of the listed samples taken.

RX – 04	Main Building: Upper Level: Wheelchair rental orange patterned vinyl floor covering	Vinyl sheet
RX – 05	Main Building: Upper Level: Kitchen white vinyl floor covering	Vinyl floor tile
RX – 06	Main Building: Projection Room: Light pink vinyl floor covering	Vinyl floor tile
RX – 09	Accommodation Building: Upper Level: Raised walkways between buildings	Compressed fibre cement sheet
RX – 10	Accommodation Building: Lower Level: Library & Craft Area: Pink vinyl floor covering	Vinyl floor tile
DV – 03	Main Building: Various Rooms: Pink floor covering	Vinyl sheet

### Areas assessed as ‘similar to’ the above sampled areas were –

- Main Hall Building: Wheelchair Rental Foyer: Orange floor covering. Similar to sample RX – 04.
- Main Hall Building: Male & Female Toilet: Orange floor covering. Similar to sample RX – 04.
- Main Hall Building: Dining Room: Orange floor covering. Similar to sample RX – 04.
- Main Hall Building: Accommodation Units 1 & 2: Wet Area: Orange floor covering. Similar to RX - 04
- Main Hall Building: Foyer Outside Kitchen: White floor covering. Similar to RX – 05.
- Accommodation Building: Ground Level Entrance Foyer: White vinyl floor tiles. Similar to RX – 05.
- Accommodation Building: Lower Level: Linen Room: Pink vinyl floor covering. Similar to RX – 10.
- Main Hall Building: South Rooms, Wheelchair Toilet & Shower, Female Toilet & Weekend Supervisors Unit. Pink floor covering. Similar to sample DV - 03

### **Condition Factors**

**Good Condition:** Showing no, or very minor, signs of damage and/or deterioration of the material.

**Medium Condition:** Showing small amounts of damage and/or deterioration of the material.

**Poor Condition:** Showing a large amount of damage or deterioration or that the material is no longer able to carry out its intended use.

### **Access Factors**

A1: Accessible by everyone- building occupants, visitors, tenants and maintenance staff

A2: Accessible by tenants, maintenance staff.

A3: Accessible only by maintenance staff.

A4: Not accessible except by use of special equipment or demolition/renovation or assumed to exist and cannot be accessed in a non demolition audit.

## 5. Risk Assessment Findings & Conclusions

### 5.1 Asbestos Risk Assessment

Many factors have bearing on any risk assessment, the following table summarises the matrix of how we base our assessment of asbestos risk.

Risk Factors Considered		Risk Score
Asbestos Form	Non Friable/Bonded: Hard or difficult to break with tool	0
	Non Friable/Bonded: Difficult to damage by hand	1
	Friable: Can be dislodged crushed or broken by hand	5
	Friable: Spongy, flaky or fluffy	6
General Condition	Good	0
	Medium	2
	Poor	5
Surface Coating	Painted or Sealed	0
	Unpainted or unsealed	2
Accessibility	Generally Accessible by public or staff	5
	Accessible by Maintenance Staff or not regularly accessed	2
	Generally Inaccessible	0

#### Scoring

**0-5** Avoid damage and abrasion. Remove if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least five yearly. Label appropriately as per State Government guidelines and the Code of Practice

**5-8** Avoid further damage and abrasion. Seal, encapsulate, repair/remove or remove and replace damaged or deteriorated area. Remove remaining material if dismantling, structural alterations or demolition is to be carried out in this area. Reassess at least five yearly. Label appropriately as per State Government guidelines and the Code of Practice

**8-15** Restrict access to this area or material, place warning signs if necessary. Remove as soon as practicable using a Licenced Asbestos Removalist.

These are general principles, additional factors may also be involved onsite and used by our inspectors when putting together the risk assessment of each asbestos containing material found.



## 5.2 Summary of Register

The inspection of the building and the subsequent sample analysis of materials suspected of containing asbestos located at 114 Newdegate Street Greenslopes, identified the following types of asbestos containing materials:

- **Corrugated Asbestos cement sheet roof cladding and associated ground contamination from this sheeting:** This all needs to be removed and the building's roof spaces all cleaned up along with a site clean up of the asbestos run off contamination. This will have to be carried out by an "A" Class Licenced Asbestos Removalist.

These asbestos containing materials below do not pose a risk from exposure to airborne fibres so long as the materials are not disturbed or have work carried out upon them, i.e. cut, sanded, drilled, etc. Refer to Section 5.3 and the Appendices provides a summary of the health risks related to asbestos.

- Asbestos cement products; sheet, laminated sheet, pipe & drain surrounds,
- Assumed asbestos containing materials.

## 5.3 Risk Assessment Findings

This is to summarise the findings in the Register and to outline the Asbestos Management recommendations for 114 Newdegate Street Greenslopes

***A hazard is something with the potential to cause harm. Risk is the likelihood that the harm will occur from exposure to the hazard. The risk relates to illness or disease arising from exposure to airborne asbestos fibres.***

The Safe Work Australia: *How to Control Asbestos in the Workplace Code of Practice 2011* section 2.1 cites the following four points as the hierarchy of controls which are the basis of management and control of asbestos in the workplace

1. Eliminating the risk (for example removing the asbestos) – Most Preferred
2. Substituting the risk, isolating the risk or applying engineering controls;
3. Using administrative controls ( for example safe work practices)
4. Using Personal Protective Equipment (PPE) – Least Preferred.

A combination of these controls may be required to adequately manage and control asbestos containing material.

**From this the asbestos containing materials at this site can be divided up as follows;**

Asbestos containing materials found that require removal as soon as practicable were -

- i. Asbestos cement roof cladding, ridge, edge capping, clout sealant etc. including an entire site clean up.

Asbestos containing materials found that require repair, cleanup or painting/sealing were -

- ii. Unpainted internal wall areas require painting and many ceilings and wall internally and externally of asbestos cement sheet require re-painting

Asbestos containing materials of lesser concern are the following –

- iii. Asbestos cement sheet painted and in good condition
- iv. Asbestos cement pipe & drain surrounds
- v. Laminated asbestos cement sheet
- vi. Assumed asbestos containing materials.

These items have a lower exposure risk however they are more regularly encountered and exposed to damage so management of the condition of these items is important. This is of particular concern when maintenance work or renovation, may lead to damage to these items.

## **5.4 Removal**

The inspection of the building revealed that the previously identified poor condition roof cladding had deteriorated to such a point as to be an ongoing source of contamination to the grounds where asbestos containing roof run off has spread around the site and pooled in many of the accessible areas particularly points of entry and egress from the site.

These asbestos materials may pose a significant health risk from exposure to airborne asbestos fibres. Therefore, due to the condition of these materials our specific recommendations are as follows:

1. Restrict Access.
2. Remove as soon as practicable.

## 6. Legislative Requirements

The WHS Act requires all persons who conduct a business or undertaking to ensure, so far as is reasonably practicable, that workers and other persons are not put at risk from work carried out as part of the business or undertaking. The WHS Regulations include specific obligations to manage and control asbestos and ACM at the workplace. These are summarised in the table below.

Duty Holder	Responsibilities
Person conducting business or undertaking (PCBU)	<p><b>Control risk of exposure</b></p> <ul style="list-style-type: none"> <li>• must ensure, so far as is reasonably practicable, that exposure of a person at the workplace to airborne asbestos is eliminated, except in an area that is enclosed to prevent the release of respirable asbestos fibres and negative pressure is used. If this is not reasonably practicable, the exposure must be minimised so far as is reasonably practicable</li> <li>• must ensure the exposure standard for asbestos is not exceeded at the workplace.</li> </ul> <p><b>Health monitoring</b></p> <ul style="list-style-type: none"> <li>• must ensure health monitoring is provided to a worker who is carrying out licensed removal work, other ongoing asbestos removal work or asbestos-related work and there is risk of exposure when carrying out that work</li> <li>• must ensure the health monitoring is carried out under the supervision of a registered medical practitioner and information as specified in the WHS Regulations is provided to that medical practitioner</li> <li>• must pay all expenses for health monitoring, obtain report and keep records of all health monitoring.</li> </ul> <p><b>Training and use of equipment</b></p> <ul style="list-style-type: none"> <li>• must ensure that information, training and instruction provided to a worker is suitable and adequate and that it is provided in a way that is readily understandable by any person to whom it is provided must ensure that, if a worker is either carrying out asbestos-related work or may be involved in asbestos removal work, they are trained in the identification and safe handling of asbestos and ACM and the suitable control measures for workers who carry out work where NOA is likely to be found, training must be provided on hazards and risks associated with NOA.</li> </ul> <p><b>Controlling the use of equipment</b></p> <ul style="list-style-type: none"> <li>• must not use, or direct or allow a worker to use, certain equipment on asbestos and ACM.</li> </ul>

	<p><b>Asbestos-related work</b></p> <ul style="list-style-type: none"> <li>• must, if there is uncertainty as to whether work is asbestos-related work, assume asbestos is present or arrange for an analysis of a sample to be undertaken to determine if asbestos or ACM is present</li> <li>• must give information as specified in regulation 480 of the WHS Regulations to a person who is likely to be engaged to carry out asbestos-related work</li> <li>• must ensure the asbestos-related work area is separated from other work areas at the workplace, signs are used to indicate where the asbestos-related work is being carried out and barricades are used to delineate the asbestos-related work area</li> <li>• must ensure a competent person carries out air monitoring of the work area if there is uncertainty as to whether the exposure standard is likely to be exceeded</li> <li>• must ensure that decontamination facilities (including containers and labels labelled in accordance with the GHS) are available when asbestos-related work is being carried out</li> <li>• must ensure that asbestos waste is contained and labelled in accordance with the GHS before it is removed, and is disposed of as soon as practicable.</li> <li>• must ensure, where personal protective equipment (PPE) is used and contaminated with asbestos, such PPE is sealed, decontaminated, labelled and disposed of in accordance with the WHS Regulations.</li> <li>• If this is not reasonably practicable, the PPE must be laundered in accordance with the WHS Regulations. PPE that is not clothing and cannot be disposed of must be decontaminated and kept in a sealed container until it is reused for the purposes of asbestos-related work.</li> </ul>
PCBU with management or control of A Workplace	<ul style="list-style-type: none"> <li>• must ensure, so far as is reasonably practicable, that all asbestos or ACM at the workplace is identified by a competent person or assume its presence</li> <li>• may identify asbestos or ACM by arranging a sample of the material to be analysed.</li> </ul> <p><b>Indicating presence and location</b></p> <ul style="list-style-type: none"> <li>• must ensure the presence and location of asbestos or ACM identified (or assumed to be identified) at the workplace is clearly indicated (by a label if reasonably practicable).</li> <li>• <b>Identifying or assuming asbestos or ACM</b></li> </ul> <p><b>Asbestos register</b></p> <ul style="list-style-type: none"> <li>• must ensure an asbestos register is prepared, maintained, reviewed and kept at the workplace. It must be readily available to workers, their health and safety representatives and other persons</li> <li>• must ensure, when management or control of the workplace is relinquished, a copy of the asbestos register is given to the person assuming management or control.</li> </ul>

	<p><b>Asbestos management plan</b></p> <ul style="list-style-type: none"> <li>must, where asbestos has been identified at the workplace, ensure an asbestos management plan is prepared, maintained and reviewed. It must be accessible to workers, their health and safety representatives and other persons.</li> </ul> <p><b>Naturally Occurring Asbestos (NOA)</b></p> <ul style="list-style-type: none"> <li>must manage the risks associated with NOA at the workplace and, where management plan is prepared, maintained and reviewed.</li> </ul> <p><b>Demolition and Refurbishment Work</b></p> <ul style="list-style-type: none"> <li>prior to demolition or refurbishment work starting, must review the asbestos register and ensure all asbestos that is likely to be disturbed is identified and removed so far as is reasonably practicable</li> <li>must provide a copy of the asbestos register to the person carrying out the demolition or refurbishment work before the work commences</li> <li>must, if an emergency occurs and a structure or plant is to be demolished, ensure that before the demolition occurs there is a procedure to reduce the risk of exposure to asbestos to below the exposure standard and notify the regulator about the emergency.</li> </ul>
<p>PCBU carrying out demolition or refurbishment work</p>	<p><b>Demolition and Refurbishment Work</b></p> <ul style="list-style-type: none"> <li>must, prior to the demolition or refurbishment work being carried out:</li> <li>obtain a copy of the asbestos register for the workplace from the person with management or control before the work commences</li> <li>if an asbestos register is not available, ensure the structure or plant to be demolished or refurbished has been inspected by a competent person to determine if any asbestos or ACM is fixed to or installed (or assume it's presence)</li> <li>where asbestos is determined to be fixed to or installed, tell the occupier, owner (if at a domestic premises) or the person with management or control in any other case</li> <li>ensure asbestos at domestic premises that is likely to be disturbed by the demolition or refurbishment is identified and, if reasonably practicable, removed before the work starts</li> <li>if an emergency occurs at domestic premises where asbestos is identified (or assumed) and it must be demolished, ensure there is a procedure to reduce the risk of the exposure to asbestos to below the exposure standard and notify the regulator about the emergency.</li> </ul>



## **Appendix A**

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### **Sample Locations**

## Sample Locations

Sample No.	Location	Description
RX – 01	Main Building: External: Corrugated roof cladding	Fibre cement sheet
RX – 02	Main Building: External: Verandah ceiling lining	Fibre cement sheet
RX – 03	Main Building: External: Wall cladding	Fibre cement sheet
RX – 04	Main Building: Upper Level: Wheelchair Rental: Orange patterned vinyl floor covering	Vinyl sheet
RX – 05	Main Building: Upper Level: Kitchen: White vinyl floor covering	Vinyl floor tile
RX – 06	Main Building: Projection Room: Light pink vinyl floor covering	Vinyl floor tile
RX – 07	Main Building: Lower Level: Laundry: Wall lining	Fibre cement sheet
RX – 08	Main Building: Lower Level: Workshop: Laminated sink backing panels	Fibre cement sheet
RX – 09	Accommodation Building: Upper Level: Raised walkways between buildings	Compressed fibre cement sheet
RX – 10	Accommodation Building: Lower Level: Library & Craft Area: Pink vinyl floor covering	Vinyl floor tile
	<b>Additional Samples 2019</b>	
DV – 01	Main Building: North Kitchen/Lunchroom: Ceiling hatch debris around access point in roofspace	Debris
DV – 02	Main Building: Main Hall Area: Fallen ceiling panel	Debris
DV – 03	Main Building: Various Rooms: Pink floor covering	Vinyl sheet
DV – 04	External: Main Building: NW 1: Near door to Sprinkler Valve Room	Debris
DV – 05	External: Main Building: NW 1: Near downpipe near door to Sprinkler Valve Room	Debris
DV – 06	External: Main Building: SW 1: Centre of Entrance Footpath	Debris
DV – 07	External: Main Building: SW 2: Next to Entrance handrail mounting point	Debris
DV – 08	External: Main Building: SW 3: Next to brick pavers at corner of the building	Debris
DV – 09	External: Main Building: SW 4: Next to Entrance Footpath on the Garden (West) Side	Debris
DV – 10	External: Main Building: SW Lower Gutter: Debris in gutter	Debris

 Department of Veteran Affairs

## **Appendix B**

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### Sample Analysis Report



**Amdel Ltd**

ABN 30 008 127 802

35-37 Stirling Street Thebarton SA 5031

PO Box 338, Torrensville Plaza SA 5031

Phone: (08) 8416 5267 Facsimile: (08) 8234 0321

**ASBESTOS IDENTIFICATION REPORT**

CLIENT: Asbestos Audits Queensland

DATE: 12 July 2005

ADDRESS: P.O. Box 3657 Loganholme, Qld 4129

REPORT NO: 5AD1743F

LOCALITY: 114 Newdegate Street, Greenslopes

PAGE NO: 1 of 1

NATA ACCREDITATION NO: 1526

SCOPE OF ACCREDITATION: Class 7.82.31: Qualitative identification of asbestos types in bulk samples by polarized light microscopy.

**RESULTS:**

Sample: RX-01 Sample Size (b): 20x10x3

Description: The sample is a grey fibrous sheeting

Result: Chrysotile asbestos was detected by polarized light microscopy

Sample: RX-02 Sample Size (b): 10x5x2

Description: The sample is a grey fibrous sheeting, painted pale brown

Result: Chrysotile and amosite asbestos were detected by polarized light microscopy

Sample: RX-03 Sample Size (b): 10x5x2

Description: The sample is a grey fibrous sheeting, painted pale brown

Result: Chrysotile and amosite asbestos were detected by polarized light microscopy

Sample: RX-04 Sample Size (a): 10x5x1

Description: The sample is a pale grey fibrous backing to an orange flooring

Result: No asbestos was detected by polarized light microscopy

Sample: RX-05 Sample Size (a): 30x20x3

Description: The sample is a beige flooring

Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: RX-06 Sample Size (a): 30x20x3

Description: The sample is a pale pink flooring

Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: RX-07 Sample Size (b): 10x3x2

Description: The sample is a pale grey fibrous sheeting, painted pale yellow

Result: Chrysotile asbestos was detected by polarized light microscopy

Sample: RX-08 Sample Size (a): 10x5x1

Description: The sample is a grey fibrous sheeting, painted white/blue

Result: Chrysotile asbestos was detected by polarized light microscopy

Sample: RX-09 Sample Size (b): 10x5x2

Description: The sample is a pale grey fibrous sheeting, painted dark green

Result: No asbestos was detected by polarized light microscopy

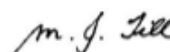
Sample: RX-10 Sample Size (a): 20x10x3

Description: The sample is a pink flooring

Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

APPROVED IDENTIFIER: Michael Till

APPROVED SIGNATORY:



The approximate dimensions (in mm) stated above refer to the size of (a) a single piece (b) largest of several particles (c) largest of many particles (d) volume in ml of unconsolidated particles (e) weight in grams of unconsolidated particles

Note: Chrysotile is a fibrous silicate mineral commonly known as white asbestos, amosite is a fibrous silicate commonly known as brown or grey asbestos and crocidolite is a fibrous silicate commonly known as blue asbestos.

The results contained in this report relate only to the sample(s) submitted for testing. Amdel Laboratories Ltd accepts no responsibilities for the representivity of the sample(s) submitted.



This document is issued in accordance with NATA's accreditation requirements

Accredited for compliance with ISO/IEC 17025.

NATA accreditation number: 1526

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**Amdel Ltd**

ABN 30 008 127 802

35-37 Stirling Street Thebarton SA 5031

PO Box 338, Torrensville Plaza SA 5031

Phone: (08) 8416 5267 Facsimile: (08) 8234 0321

---

**ASBESTOS IDENTIFICATION REPORT**

CLIENT: Asbestos Audits Queensland

DATE: 12 July 2005

ADDRESS: P.O. Box 3657 Loganholme, Qld 4129

REPORT NO: 5AD1743FX

LOCALITY: 114 Newdegate Street, Greenslopes

PAGE NO: 1 of 1

**PROCEDURE**

The samples were analysed by X-ray diffraction, which detects crystalline substances and minerals (including asbestos-forming minerals). Non-crystalline substances (eg glass, most organic compounds) are not detectable by this technique.

**RESULTS**

Sample: RX-05

Description: The sample is a 3mm thick beige flooring

Result: Calcite, kaolinite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected

Sample: RX-06

Description: The sample is a 3mm thick pale pink flooring

Result: Calcite, and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected

Sample: RX-10

Description: The sample is a 3mm thick pink flooring

Result: Calcite, and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected

TESTING OFFICER: Michael Till

---

Note: Chrysotile is a fibrous silicate mineral commonly known as white asbestos. The other minerals listed are fillers or pigments. They may include calcite (calcium carbonate), rutile (titanium dioxide – white pigment), aragonite (calcium carbonate found in shellgrit), kaolinite (white clay), dolomite (calcium magnesium carbonate) and goethite (brown iron oxide). Magnesium hydroxide (if present) is an as-mined impurity of chrysotile.

The results contained in this report relate only to the sample(s) submitted for testing. Amdel Laboratories Ltd accepts no responsibilities for the representivity of the sample(s) submitted.



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Going Further in Managing Risk

Greencap Pty Ltd  
ABN: 76 006 318 010  
12 Greenhill Road  
Wayville SA 5034 Australia  
T: 08 8299 9955

### Asbestos Identification Report: 34249a

<b>CLIENT:</b>	Asbestos Audits Queensland	<b>CLIENT CONTACT:</b>	0407 756 440
<b>ATTENTION:</b>	Brian Sketcher	<b>RECEIVED IN LAB:</b>	24 September 2019
<b>LOCALITY:</b>	114 Newdegate Street, Greenslopes	<b>DATE ANALYSED:</b>	29 September 2019
<b>YOUR REF:</b>	Department of Veterans Affairs	<b>SAMPLED BY:</b>	Brian Sketcher

All sample analysis was performed using polarised light microscopy, including dispersion staining, in our Adelaide Laboratory by the method of Australian Standard AS 4964-2004 and supplementary work instruction in-house method LAB04 Asbestos Identification by PLM and/or LAB05 Serpentine Detection and Chrysotile Detection by X-ray diffraction.

Client ID	Description	Asbestos by PLM	Chrys by XRD	Organic Fibre	SMF
<b>INTERNAL</b>					
DV-01	Vegetation fragments, insect remains, black and white sand as well as asbestos fibres with attached cement	Chrysotile			
DV-02	Brown 'Caneite' fragments and rust flakes # in two cement sheet fragments (each 0.5x0.5x0.5mm)	Chrysotile <sup>#</sup>			
DV-03	Pink, pebble-pattern, vinyl sheet		No		
	Off-white fibrous 'paper' backing layer	No		Yes	Yes

Approved Identifier (PLM) and Testing Officer (XRD) and Signatory (PLM/XRD)

Michael Till

Please note that the results contained in this report relate only to the sample(s) submitted for testing Sample Volume (1 is 3ml, 2 is 2ml) Size (3 is 30x30x2mm) and Descriptions are approximate only. PLM = Polarized Light Microscopy, XRD = X-ray diffraction. Chrys = Chrysotile  
Chrysotile is commonly known as white asbestos and is a Serpentine mineral. Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the Organic Fibre or SMF column implies not detected. A blank in the PLM or XRD columns implies not tested by this method.  
34299a, 114 Newdegate St, Greenslopes, ID, 2019-09-23 Report Date: 11 October 2019

Page 1 of 1

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Going Further in Managing Risk

Greencap Pty Ltd  
ABN: 76 006 318 010  
12 Greenhill Road  
Wayville SA 5034 Australia  
T: 08 8299 9955

## Asbestos Identification Report: 34249b

<b>CLIENT:</b>	Asbestos Audits Queensland	<b>CLIENT CONTACT:</b>	0407 756 440
<b>ATTENTION:</b>	Brian Sketcher	<b>RECEIVED IN LAB:</b>	24 September 2019
<b>LOCALITY:</b>	114 Newdegate Street, Greenslopes	<b>DATE ANALYSED:</b>	29 September 2019
<b>YOUR REF:</b>	Department of Veterans Affairs	<b>SAMPLED BY:</b>	Brian Sketcher

All sample analysis was performed using polarised light microscopy, including dispersion staining, in our Adelaide Laboratory by the method of Australian Standard AS 4964-2004 and supplementary work instruction in-house method LAB04 Asbestos Identification by PLM.

Client ID	Description	Asbestos
<b>EXTERNAL</b>		
DV-04	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-05	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-06	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-07	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-08	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-09	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-10	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-11	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-12	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-13	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-14	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-15	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-16	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-17	Vegetation, sand and loose asbestos fibres	Chrysotile
DV-18	Vegetation, sand and loose asbestos fibres	Chrysotile

Approved Identifier and Signatory

Michael Till

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Volume (from 0.3ml to 20ml) and Descriptions are approximate only. Chrysotile is commonly known as white asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and was not detected. Organic Fibre includes natural fibres and synthetic organic fibre and was not detected.

34299b, 114 Newdegate St, Greenslopes, ID, 2019-09-23 Report Date: 11 October 2019

Page 1 of 1

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<https://www.greencap.com.au/terms-conditions> and are governed by our statements of limitation available at <https://www.greencap.com.au/statements-limitation>.

[greencap.com.au](https://www.greencap.com.au)

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## **Appendix C**

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### Coating Information from 2009

**From:** WMA Demolition [mailto:info@wmademo.com.au]

**Sent:** Wednesday, 23 December 2009 1:07 PM

**To:** 'jboult@redcross.org.au'

**Subject:** ARC - Greenslopes

Hi John,

Please find attached manufacturer's instructions . Product used Shieldseal, applied coats of this product is two (2) x clear and one (1) clear with tint.

Andrew Phelan quoted 3 years warranty.

**Kindest Regards,**

**Fi Kennedy**

**ASI Commercial Maintenance**

**07 3848-9994**

**0438-154-789**





### PRODUCT GUARANTEE: Shieldseal W Plus

SHIELD COAT hereby guarantee that Shieldseal W Plus will, for a period of five years from date of production, encapsulate the asbestos matrix disturbed by the effect of general wear, rain and hail etc.

#### MANUFACTURERS GUARANTEE INCLUDES

1. Replacement of product sufficient for the affected area. At no time shall any material costs exceed that of the original cost.
2. That all products are manufactured strictly to industry guidelines as specified by the raw product suppliers unless otherwise specified by the customer.

#### MANUFACTURERS GUARANTEE DOES NOT INCLUDE

1. Colour fade - either caused from normal wear and tear, bleaching from chlorine, other cleaning chemicals or from industrial air pollution.
2. Labour charges to clean, repair or re-spray roof.
3. The licensed applicator's workmanship guarantee.

#### MANUFACTURERS GUARANTEE APPLICATION CONDITIONS

1. Thorough cleaning must be done using either Mouldshield C or Mouldshield K.
2. One or preferably two heavy coats of Shieldseal W Plus should be applied to the substrate by an appropriate airless spray gun and tip..
3. Optionally, two top coats of either Roofbond or Thermobond HRC can be applied by an appropriate airless tip and equipment to Shieldcoat specifications. A wet film thickness should achieve at least 180-200 microns for Roofbond or 320-360 microns for Thermobond HRC and final dry film thickness should be 85-100 microns for Roofbond or 180-190 microns for Thermobond HRC.
4. Shieldseal W Plus must not have been altered or had materials added to it other than those prescribed in the Shieldcoat recommended Application Methods available on request or via the web – [www.shieldcoat.com.au](http://www.shieldcoat.com.au)

#### MANUFACTURERS GUARANTEE IS NULL AND VOID IF

1. Any damage caused by extreme weather conditions e.g. flood, fire, or by harsh cleaning chemicals such as chlorine or bleach, etc.
2. Any extreme movement of structure other than normal expansion/contraction
3. Application of the product does not meet standard industry procedures e.g. surface preparation or Shieldcoat's recommended application techniques etc.
4. A change of ownership of the property occurs at anytime during the coatings guarantee period.
5. Coating purchase proof cannot be substantiated back to a paid Shieldcoat invoice.

#### MANUFACTURERS GUARANTEE INFORMATION RELATING TO EMPLOYEES OR REPRESENTATIVES

Employees or Representatives are not authorized to give any guarantee verbal or implied on SHIELD COAT's behalf other than those herein contained, this guarantee being expressed or implied and all other obligation or liabilities on the part of SHIELD COAT.

ROOFBOND  
EASY TO APPLY, EASY TO USE

ROOFBOND  
EASY TO APPLY, EASY TO USE

SHIELDSEAL

FLOORSHIELD

ULTRASHIELD

STENCIL SHIELD

NaturaTex  
Acrylic Resin & Textures  
Leading to Design

CONCRESHIELD  
For Driveways & Pathways

GRAFFITI SHIELD

WATER SHIELD  
Waterproof Membranes

CONCREBOND  
Concrete Sealers

THERMOBOND  
Heat and Cold Resistant

MOULDSHIELD

TERRABOND  
Terrazzo on Top, Bottom

FILLABOND  
Joint Filler

RUST SHIELD  
Rust Inhibiting Primer

#### AUSTRALIA HEAD OFFICE

Unit 2/1075 Beaudesert Rd, Archerfield, QUEENSLAND, 4108  
Phone: 61 7 3274 6911 Fax: 61 7 3274 6414  
Email: [info@shieldcoat.com.au](mailto:info@shieldcoat.com.au) Web: [www.shieldcoat.com](http://www.shieldcoat.com)



	<h2 style="text-align: center;">Product Information Sheet</h2>	 <b>SHIELDCOAT</b> <i>Your Solution</i>														
		Sheet Number: <b>0062</b> Rev 22-11-06														
<h3 style="text-align: center;">ROOFBOND Shieldseal W PLUS</h3> <p style="text-align: center;"><b>Acrylic water based roof sealer</b></p>																
<p><b>Shieldseal W PLUS</b> is an acrylic sealer designed to penetrate and prime metal roofs either factory painted or plain zinc. In preparation for Roofbond roof coatings to follow, Shieldseal W PLUS is airless sprayed using a 517 tip and dries clear.</p> <p><b>General Application Guide:</b> Spray 1 coat of Shieldseal W with airless spray gun</p> <p>Suitable for all concrete tiles and non-glazed terracotta tiles.</p>		<h4 style="text-align: center;">Features:</h4> <table border="0"> <tr> <td>Penetrating Primer</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Clear Colour</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Flexible</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Easy To Apply</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Promotes Adherence</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Pre Mixed</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Binds Chalkiness of surface</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Penetrating Primer	<input checked="" type="checkbox"/>	Clear Colour	<input checked="" type="checkbox"/>	Flexible	<input checked="" type="checkbox"/>	Easy To Apply	<input checked="" type="checkbox"/>	Promotes Adherence	<input checked="" type="checkbox"/>	Pre Mixed	<input checked="" type="checkbox"/>	Binds Chalkiness of surface	<input checked="" type="checkbox"/>
Penetrating Primer	<input checked="" type="checkbox"/>															
Clear Colour	<input checked="" type="checkbox"/>															
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Easy To Apply	<input checked="" type="checkbox"/>															
Promotes Adherence	<input checked="" type="checkbox"/>															
Pre Mixed	<input checked="" type="checkbox"/>															
Binds Chalkiness of surface	<input checked="" type="checkbox"/>															
	<p><b>Specifications:</b>          (dry times are considered at 25°)</p> <p><b>Roofbond Shieldseal W PLUS :</b></p> <p>Surface Dry: 1/2-2 hours          Top Coat: 2-4 hours          Hard Dry: 3 -5 days          Wet Film Thickness: N/A          Dry Film Thickness: N/A          Thinning: No thinning required normally. If desired thin with water sparingly.          Clean Up: Clean up with water</p>	<h4 style="text-align: center;">Benefits:</h4> <table border="0"> <tr> <td>Good Adhesion</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Dries clear</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Allows for some substrate move-</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Airless Sprayed</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Job flows with ease</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Stirring only required</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Paint adheres well</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Good Adhesion	<input checked="" type="checkbox"/>	Dries clear	<input checked="" type="checkbox"/>	Allows for some substrate move-	<input checked="" type="checkbox"/>	Airless Sprayed	<input checked="" type="checkbox"/>	Job flows with ease	<input checked="" type="checkbox"/>	Stirring only required	<input checked="" type="checkbox"/>	Paint adheres well	<input checked="" type="checkbox"/>
Good Adhesion	<input checked="" type="checkbox"/>															
Dries clear	<input checked="" type="checkbox"/>															
Allows for some substrate move-	<input checked="" type="checkbox"/>															
Airless Sprayed	<input checked="" type="checkbox"/>															
Job flows with ease	<input checked="" type="checkbox"/>															
Stirring only required	<input checked="" type="checkbox"/>															
Paint adheres well	<input checked="" type="checkbox"/>															
<p>Top Picture: Shieldseal W PLUS being sprayed over a factory painted metal roof.</p> <p>Other Picture: 15 litre pail.</p> <p>Shieldseal W PLUS comes in 15 litre pails.</p> <p><b>See MSDS for safety information</b></p>		<p><b>Notes:</b> There are many substrates on the market. Please consult Shieldcoat for further information regarding applications not on this sheet.</p>														





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### MATERIAL SAFETY DATA SHEET INFORMATION

For further information: Please refer to the Material Safety Data Sheet following

Issue: September 07

**PRODUCT:** Shieldseal W Plus

**Other Names:** Stencilshield Primer Plus

**Uses:** Construction materials

<b>UN No.:</b>	N/R
<b>Dangerous Goods Class:</b>	N/R
<b>Subsidiary Risk:</b>	None
<b>Packing Group:</b>	N/R
<b>Hazchem Code:</b>	N/R
<b>Poisons Schedule:</b>	None

<b>Hazardous Nature:</b>	This product is not hazardous according to Australian Safety and Compensation Council criteria.
<b>Exposure Standards:</b>	TWA: No data available for this type of product; STEL: No data available for this type of product; Peak Limitation (if any): None; Skin Sensitiser (if any): none. Refer to Section 8 for further information and definitions.

#### Physical Characteristics (Typical)

#### Section 9 of the MSDS

Appearance	Clear, viscous liquid
Boiling Point/Range (°C):	> 100
Flash Point (°C):	Not applicable
Specific Gravity/Density (g/ml @ 15°C):	~1.05
pH:	7.0 - 8.0
Chemical Stability:	This product is stable at room temperature and pressure.
Reactivity:	None known

#### Product Ingredients

#### Section 3 of the MSDS

Ingredient	CAS Number	Proportion
Acrylate block copolymer resin	various	> 50
Water	7732-18-5	< 30
Ethylene Glycol Monobutyl Ether	111-76-2	< 2.0

For further ingredients information, please refer to the full MSDS

#### Risk Phrases

#### Section 2 of the MSDS

Not hazardous: intentionally left blank
---

#### DEFINITIONS

Dangerous Goods	Products that are regulated for transport by Road and Rail under the national guide are Dangerous Goods. Products can be classed as Dangerous Goods if they have a flash point below 60.5°C, a pH below 3 or above 11, are explosives or toxic. These goods will be allocated a UN No., Packing Group, Hazchem Code, and possibly a subsidiary risk.
Hazardous Substances	Hazardous Substances are those products that are intrinsically hazardous by nature, rather than by misuse. These include mutagens, teratogens, carcinogens, products that are toxic (but not sufficiently toxic to be classed as Dangerous Goods or carry a subsidiary risk), and products that pose environmental risks.
Poisons	Poisons are products that are regulated by the dose or exposure, often having physical and chemical effects at certain concentrations particular to the nature of the product. For example, in small doses, some products are harmless, but with increased concentration or exposure these products can be extremely harmful. The classification indicates First Aid, etc.

#### SUMMARY INFORMATION ONLY



## MATERIAL SAFETY DATA SHEET SHIELDSEAL W PLUS

### 1. IDENTIFICATION

**Product Name:** Shieldseal W Plus  
**Other Names:** None  
**Chemical Family:** Liquid Glaze  
**Molecular Formula:** Not Applicable  
**Recommended Use:** Construction materials  
**Supplier:** Shieldcoat Pty Ltd  
**ABN:** 79 090 620 410  
**Address:** 2/1075 Beaudesert Road, Archerfield Qld 4108  
**Telephone:** +61 7 3274 6911  
**Fax:** +61 7 3274 6414  
**Emergency Phone:** 0414 479 458  
**All other inquiries:** +61 7 3274 6911

### 2. HAZARDS IDENTIFICATION

#### Hazard Classification

This product is not hazardous according to Australian Safety and Compensation Council criteria.

#### Hazard Category

This section is intentionally left blank.

#### Risk Phrases

Not hazardous: intentionally left blank

#### Safety Phrases

Not hazardous: intentionally left blank

#### Dangerous Goods Classification

N/R

#### Poisons Schedule

None

### 3. COMPOSITION: Information on Ingredients

Chemical Ingredient	CAS Number	Proportion (% v/v)
Acrylate block copolymer resin	various	> 50
Water	7732-18-5	< 30
Ethylene Glycol Monobutyl Ether	111-76-2	< 2.0
Mould inhibitor	various	< 0.1
Surfactants	various	< 2.0

### 4. FIRST AID MEASURES

For advice, contact Poisons Information Centre (Phone Australia: 13 1126) or a doctor.

#### Ingestion

If swallowed, DO NOT induce vomiting. Keep at rest. Seek immediate medical attention.

#### Eye Contact

Flush eyes with large amounts of water until irritation subsides. Seek immediate medical attention.

#### Skin Contact

Flush area with large amounts of water and wash area with soap if available. Remove contaminated clothing, including shoes, and launder before reuse. Seek medical attention for skin irritations.

Date of Issue: 20 September 2007  
Date of Review: August 2012

Emergency Number: 0414 479 458

Page 2 of 7





## MATERIAL SAFETY DATA SHEET SHIELDSEAL W PLUS

### Inhalation

Using proper respiratory protection, immediately remove the affected victim from exposure. Administer artificial respiration if breathing has stopped. Keep at rest. Seek immediate medical attention.

### First Aid Facilities

Provide eye baths and safety showers.

### Medical Attention

Treat according to symptoms.

## 5. FIRE FIGHTING MEASURES

Shut off product that may 'fuel' a fire if safe to do so. Allow trained personnel to attend a fire in progress providing fire fighters with this Material Safety Data Sheet. Prevent extinguishing media from escaping to drains and waterways.

### Suitable Extinguishing Media

Product will not burn.

### Hazards from combustion products

None: product will not burn.

### Precautions for fire fighters and special protective equipment

None: product will not burn.

### Hazchem Code

N/R

## 6. ACCIDENTAL RELEASE MEASURES

### Emergency Procedures

Prevent product from escaping to drains and waterways. Contain leaking packaging in a containment drum. Prevent vapours or dusts from building up in confined areas. Ensure that drain valves are closed at all times. Clean up and report spills immediately.

### Methods and materials for containment

#### Major Land Spill

- Eliminate sources of ignition.
- Warn occupants of downwind areas of possible fire and explosion hazard, where present.
- Prevent product from entering sewers, watercourses, or low-lying areas.
- Keep the public away from the area.
- Shut off the source of the spill if possible and safe to do so.
- Advise authorities if substance has entered a watercourse or sewer or has contaminated soil or vegetation.
- Take measures to minimise the effect on the ground water.
- Contain the spilled product using the resources in the spill kit.
- Recover by pumping – use explosion proof pump or hand pump – or with a suitable absorbent material.
- Consult an expert on disposal of recovered material and ensure conformity to local disposal regulations.
- See "First Aid Measures" and "Stability and Reactivity"

#### Major Water Spill

- Eliminate any sources of ignition.
- Warn occupants and shipping in downwind areas of possible fire and explosion hazard, where present.
- Notify the port or relevant authority and keep the public away from the area.
- Shut off the source of the spill if possible and safe to do so.
- Confine the spill if possible.
- Remove the product from the surface by skimming or with suitable absorbent material.

Date of Issue: 20 September 2007  
Date of Review: August 2012

Emergency Number: 0414 479 458

Page 3 of 7



## MATERIAL SAFETY DATA SHEET SHIELDSEAL W PLUS

- Consult an expert on disposal of recovered material and ensure conformity to local disposal regulations.
- See "First Aid Measures" and "Stability and Reactivity".

### 7. HANDLING AND STORAGE

#### Precautions for Safe Handling

There are no specific safety requirements for handling this product. Standard industrial hygiene and safety practice is recommended when using this product.

#### Conditions for Safe Storage

There are no specific safety requirements for storing this product. Consider checking containers for leaks periodically and protect the packaging from physical damage (store out of direct sunlight, away from high traffic areas, etc.).

#### Incompatible Materials

None known

### 8. EXPOSURE CONTROLS: PERSONAL PROTECTION

#### National Exposure Standards

The time weighted average concentration (TWA) for this product is: No data available for this type of product, which means the highest allowable exposure concentration in an eight-hour day for a five-day working week. The short term exposure limit (STEL) is: No data available for this type of product, which is the maximum allowable exposure concentration at any time. Replacing a TWA or STEL value for some products is a Peak Limitation value (Peak): None applies in this case. In addition to the exposure concentrations may be a subsidiary caution in such cases where the product is a skin sensitizer, represented as (Sk), where none applies in this case.

#### Biological Limit Values (BLV)

No data available for this type of product

#### Engineering Controls: Ventilation

The use of local exhaust ventilation is recommended to control process emissions near the source. Laboratory samples should be handled in a fume hood. Provide mechanical ventilation of confined spaces. Use explosion proof equipment.

#### Personal Protective Equipment

**Respiratory Protection:** Where concentrations in air may approach or exceed the limits described in the National Exposure Standards, it is recommended to use a half-face filter mask to protect from overexposure by inhalation. A type 'A' filter material is considered suitable for this product.

**Eye Protection:** Always use safety glasses or a face shield when handling this product.

**Skin/Body Protection:** Always wear long sleeves, long trousers, or coveralls, and enclosed footwear or safety boots when handling this product. It is recommended that chemical resistant gloves be worn when handling this product.

### 9. PHYSICAL AND CHEMICAL PROPERTIES

Property	Unit of measurement	Typical Value
Appearance	None	Clear, viscous liquid
Boiling Point/Range	°C	> 100
Flash Point	°C	Not applicable
SG/Density (@ 15°C)	g/ml; kgm <sup>-3</sup>	~1.05
Vapour Pressure @ 20°C	kPa	No data available
Vapour Density @ 20°C	g/ml; kgm <sup>-3</sup>	No data available
Autoignition Temperature	°C	Not applicable

Date of Issue: 20 September 2007  
Date of Review: August 2012

Emergency Number: 0414 479 458

Page 4 of 7





## MATERIAL SAFETY DATA SHEET SHIELDSEAL W PLUS

Property	Unit of measurement	Typical Value
Explosive Limits in Air	% vol/vol	Not applicable
Viscosity @ 20 °C	cPs, mPas	> 400
Percent volatiles	% vol/vol	40%
Acidity/alkalinity as pH	None	7.0 - 8.0
Solubility in Water	g/l	Water soluble
Other solvents	-	None

The values listed are indicative of this product's physical and chemical properties. For a full product specification, please consult the Technical Data Sheet.

### 10. STABILITY AND REACTIVITY

#### Chemical stability

This product is stable at room temperature and pressure.

#### Conditions to avoid

None known

#### Hazardous decomposition products

None known

#### Hazardous reactions

None known

#### Hazardous polymerisation

Will not occur

### 11. TOXICOLOGICAL INFORMATION

#### Acute Effects

##### Ingestion

Ingestion will result in discomfort on swallowing. No narcotic effects are expected.

##### Eye Contact

This product will cause discomfort to the eye and surrounding tissue. These effects will subside with appropriate First Aid.

##### Skin Contact

This product is unlikely have any effect on the skin, however, individuals with pre-existing skin conditions may experience some sensitivity.

##### Inhalation

Inhalation of this product is unlikely and no vapours are present in the formula.

#### Chronic Effects

None known

#### Other Health Effects Information

None known

#### Toxicological Information

Oral LD<sub>50</sub>: No data available

Dermal LD<sub>50</sub>: No data available



## MATERIAL SAFETY DATA SHEET SHIELDSEAL W PLUS

### 12. ECOLOGICAL INFORMATION

#### Ecotoxicity

##### **Aquatic Toxicity:**

Fish Toxicity LC<sub>50</sub>: No data available  
 Daphnia Magna EC<sub>50</sub>: No data available  
 Blue-green algae: No data available  
 Green algae: No data available

##### **Persistence/Biodegradability:**

This product is expected to persist.

##### **Mobility:**

This product is unlikely to be very mobile.

### 13. DISPOSAL CONSIDERATIONS

#### Disposal Methods

Empty packaging should be taken for recycling, recovery or disposal through a suitably qualified or licensed contractor. Care should be taken to ensure compliance with national and local authorities. Packaging may still contain product residue that may be harmful. Ensure that empty packaging is managed in accordance with Dangerous Goods regulations.

#### Special Precautions

This product is not suitable for disposal by either landfill or via municipal sewers, drains, natural streams or rivers. This product is ashless and can be incinerated in a regulated facility. In the absence of a designated industrial incinerator, this product should be treated and disposed through chemical waste treatment, or considered for use in solvent recycling.

### 14. TRANSPORT INFORMATION

Road and Rail Transport		Marine Transport		Air Transport	
UN No.	N/R	UN No.	N/R	UN No.	N/R
Proper Shipping Name	Roof tile coating	Proper Shipping Name	Roof tile coating	Proper Shipping Name	Roof tile coating
DG Class	N/R	DG Class	N/R	DG Class	N/R
Sub. Risk	None	Sub. Risk	None	Sub. Risk	None
Packing Group	N/R	Packing Group	N/R	Packing Group	N/R
Hazchem	N/R	Hazchem	N/R	Hazchem	N/R

#### Dangerous Goods Segregation

This product is not classified as Dangerous Goods for Transport by Road and Rail.

### 15. REGULATORY INFORMATION

**Country/Region:** Australia

**Inventory:** AICS

**Status:** Listed

**Poisons Schedule:** None

Date of Issue: 20 September 2007  
 Date of Review: August 2012

Emergency Number: 0414 479 458

Page 6 of 7





**MATERIAL SAFETY DATA SHEET  
SHIELDSEAL W PLUS**

**16. OTHER INFORMATION**

**Reasons for Issue:** Upgraded MSDS. New information in all sections.

**Abbreviations:**

AICS: Australian Inventory of Chemical Substances

CAS Number: Chemical Abstracts Number

IARC: International Agency for Research on Cancer

ASCC: Australian Safety and Compensation Council

**References:**

• Supplier Material Safety Data Sheets

• Sax's Dangerous Properties of Industrial Materials, Richard J Lewis Snr., pub. Canada (2000)

The information sourced for the preparation of this document was correct and complete at the time of writing to the best of the writer's knowledge. The document represents the commitment to the company's responsibilities surrounding the supply of this product, undertaken in good faith. This document should be taken as a safety guide for the product and its recommended uses, but is in no way an absolute authority. Please consult the relevant legislation and regulations governing the use and storage of this type of product. For further information, please contact Shieldcoat Pty Ltd.

Date of Issue: 20 September 2007  
Date of Review: August 2012

Emergency Number: 0414 479 458

Page 7 of 7

## **Appendix D**

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### Limitations of an Asbestos Inspection

## **LIMITATIONS OF AN ASBESTOS AUDIT OR INSPECTION**

- **There is no device or instrument at the moment which can automatically detect Asbestos containing Material.**

The presence of asbestos or asbestos containing materials installed in a building or plant equipment can only be confirmed **visually** backed up by sample analysis in a NATA certified laboratory. A competent person will take samples of suspected materials and have them analysed in a laboratory to confirm the presence of asbestos.

Therefore limiting samples taken will decrease the confidence in the Asbestos Audits' findings and the **Asbestos Management Plan and Register** generated from it.

- **Sampling**

Minor destructive sampling may occur, where sampling is required by the investigation being undertaken the consultant will minimise the damage caused by targeting low traffic or not normally viewed areas where possible.

The client must advise us in writing if it is their intention that areas are to be made good after the material is sampled and this will be done only if expressly included in the quote or proposal provided by us.

- **Generally it is impossible to locate all asbestos within a building in the course of an audit.**

This is due to factors such as-

1. To avoid damage to the building- asbestos may be hidden behind walls or floors/floor coverings or above fixed ceilings.
2. Plant or equipment within the building which contains an asbestos component included by the manufacturer.
3. No plant or building plans available indicating hidden asbestos usage.
4. Minimising the inconvenience or delay while an asbestos audit is underway.
5. No safe access to lifts, lift shafts and rooms, airconditioning ductwork, airways and other internal construction elements such as plumbing or electrical risers/conduits.
6. Safety of the consultant and site occupants.
7. Services located below wall surfaces "chased" in insulating material.
8. Unforeseeable circumstances such as poor weather conditions.

- **Relying on an Asbestos Inspection or Audit.**

An **Asbestos Management Plan and Register** can only indicate such asbestos as was found in the course of the inspection. For the reasons outlined above it should **never be relied upon solely** to indicate the presence of **all or no asbestos**. The findings *must be considered together with the specific limitations and scope of inspection which was undertaken* and all other documentation on the building.



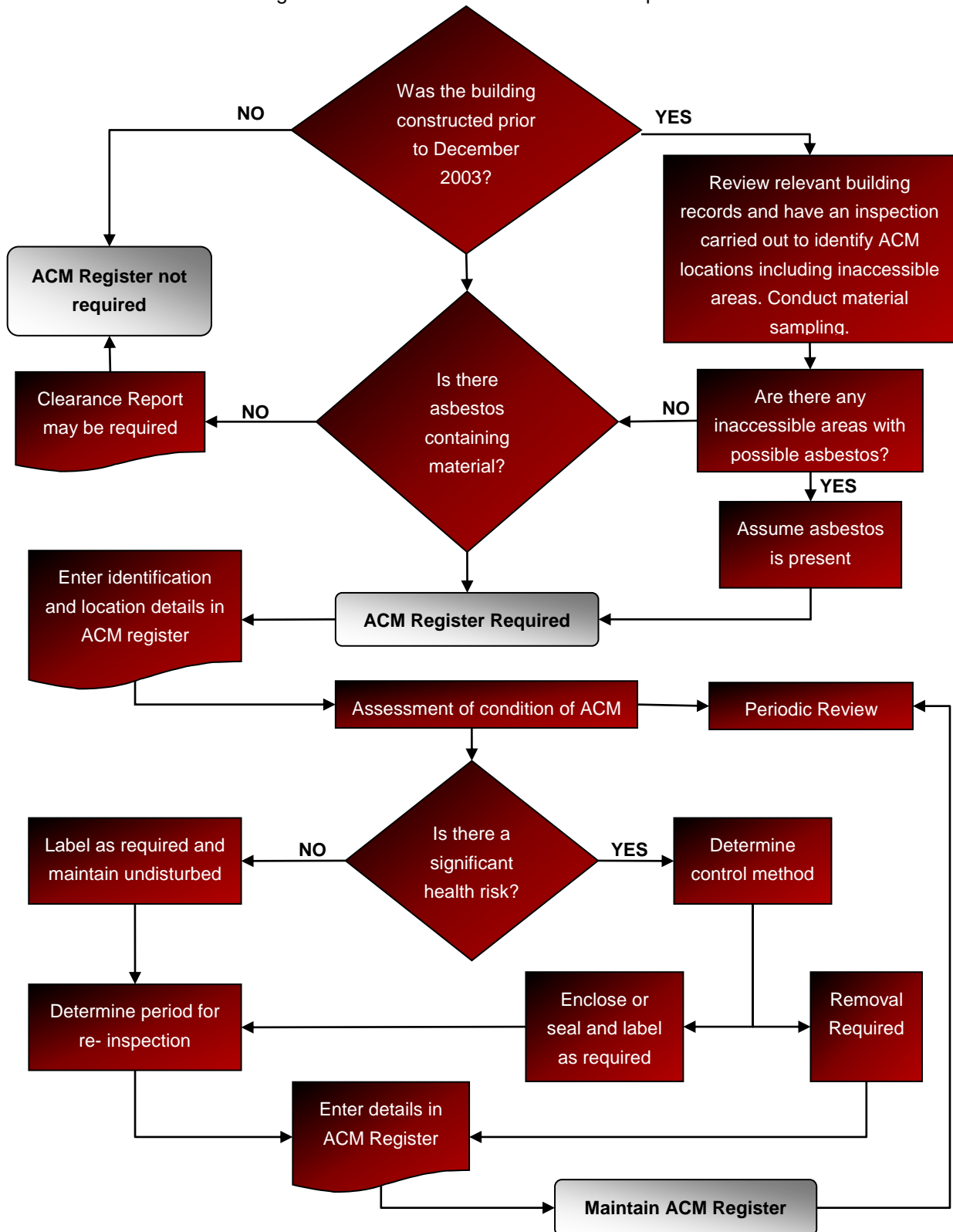
## **Appendix E**

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### Principles of an Asbestos Management Plan

## General Principles of an Asbestos Management Plan

This Flow Chart is based on the General Principles of an Asbestos Management Plan on page 20 of the Code of Practice for the Management and Control of Asbestos in Workplaces.



## **Appendix F**

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### Health Risks Related to Asbestos

## **Health Risks of Asbestos**

### **General Health Risk**

Asbestosis, mesothelioma, pleural plaques and lung cancer are the recognised diseases caused by asbestos and are all as a result of inhalation of airborne asbestos fibres.

Hence for asbestos containing materials or products to pose a health risk airborne fibres must be generated either through degradation or high energy mechanical action.

The degree of asbestos fibre release, and hence inhalation exposure, is in part dependent upon the matrix material binding the asbestos, general condition and product type.

The highest health risk is associated with exposure to amphibole asbestos (amosite, crocidolite) with crocidolite being cited as the material of greatest concern.

Chrysotile (a serpentine mineral) is considered to be of lesser but still significant concern.

Asbestos types:

- Chrysotile is commonly known as white asbestos.
- Amosite is commonly known as grey or brown asbestos.
- Crocidolite is commonly known as blue asbestos.

### **Asbestos Cement Products**

Asbestos cement products were commonplace building materials prior to 1986. Many building product manufacturers in Australia didn't phase out the use of asbestos in their products until the early 1980's and then it was a gradual process.

Imported building products can still contain asbestos either through legislation that allows a certain percentage of asbestos in products in that country or no legislation at all in countries that still mine it.

These products consist of asbestos fibres bound in a cement matrix and the degree of fibre release depends on the condition of the material.

The main health risk with asbestos cement products is from maintenance or similar activity where the material is worked upon (mechanical energy applied) resulting in airborne dust.

It can also be prone to weathering, storm damage and the cement matrix does react and break down in acidic or polluted atmospheric conditions (i.e. industrial areas) over a period of time.

### **Asbestos Impregnated Sealants**

Asbestos containing materials such as asbestos impregnated sealant are generally in good condition.

The very nature of their composition and adhesive qualities does not easily allow for the release of asbestos fibres. However, similar to any asbestos containing material the use of power tools or application of mechanical energy may release the asbestos fibres into the environment.

### Asbestos Low Density Fire Resistance Sheet or Insulation Board (AIB)

Asbestos low density fire resistance board (commonly known as "fibrolite" or "Asbestolux") is usually softer than regular construction sheeting which means it is much more likely to be in a friable condition. It has now been classed as a friable material (Refer to Queensland Government Asbestos factsheet 5) and can only removed by a Licenced "A" Class Asbestos Removalist.

This sheeting has a higher asbestos content than standard building sheeting and was commonly used in defence force buildings of the 1930's -1950's because of its fire resistant qualities. It is also found in houses or commercial properties that are highset or multi storey as a measure of fire protection to the upper floors (i.e. used as the ceiling downstairs). It is the higher asbestos content (usually grey or brown) and ease with which it is damaged that places it in a different category to standard building cement sheet products. It was also used in electrical installations such as fuse or switch boards or where fire or heat resistance was required such as behind hot water services or ovens.

### Vinyl Floor Coverings

With vinyl floor coverings, asbestos may be present in any of the following:

- The vinyl body of the tile or sheet;
- A fibrous backing felt/insulation under the tile or sheet;
- A fibrous adhesive, putty or grout used to fix the tile.

Asbestos contained in the vinyl body of the tile or sheet is held in a stable matrix. The very low rate of wear does not normally give rise to fibre release considered to pose a significant health risk. A health risk may arise when asbestos fibres are released due to maintenance work or when the flooring is friable due to age.

Asbestos adhesive or putty is sometimes used to coat the back of vinyl tiles or sheet. This product does not pose a risk to exposure from airborne fibres, so long as it is not disturbed or worked upon.

Asbestos backing felt/insulation or asbestos adhesive is normally not exposed and does not represent a significant health risk. ***However, when exposed due to wear or damage to the overlaying vinyl these materials upon further wear or abrasion may liberate fibres depending upon the amount of abrasion and the age and condition of the material.***

### Asbestos Containing Electrical Backing Boards

Asbestos resin board usually black in colour (i.e. common brand names in Australia are "Zelemite" or "Ausbestos"); generally stay in good condition unless worked upon due to their hardness and surface finish.

They are formed from asbestos added to phenol based products or resins which are in a liquid condition and poured into moulds to form the sheets or shapes required. They are used where fire, thermal or spark resistance is required along with strength and low wearing properties.

These materials do not pose a risk to exposure from airborne fibres, so long as they are not disturbed or worked upon, i.e. cut, sawn, drilled or sanded. Any of these actions may release the asbestos fibres into the environment.



### **Asbestos Containing Electrical Boxes**

Electrical boxes are often designed and constructed using asbestos containing sheeting as thermal insulation inside the box (metal or wood outer construction) and a front face mounting board containing asbestos sheet of the type mentioned above.

The sheeting inside the box can be of a very high asbestos content and if drilled though will release asbestos containing dust.

The door or cover to these boxes can also sometimes have an asbestos cement or material lining.

Another source of asbestos common in electrical boxes is the woven textile white asbestos fuse linings used to suppress arcing and sparks in older ceramic fuse holders. These fuse linings however are usually contained within the fuse holder and are not a hazard unless disturbed.

These fuses or boxes are often not inspected internally during the course of our audits as they are live and would require disconnection and/or dismantling to find this material.

### **Woven Asbestos Rope or Textile Material**

This material does not pose a significant risk to exposure from airborne fibres, so long as the fibrous surface is in good condition and is not disturbed or worked upon, i.e. drilled, cut, or abraded. Any of these actions may release the asbestos fibres into the environment.

Note that some uses of this material which have constant repeated impact, heat or pressures applied to them (such as door seals) will increase the rate of break down of this material and possibility of release of fibres into the environment.

### **Asbestos Millboard Insulation**

Asbestos millboard insulation is usually softer and more malleable than sheeting which means it is much more likely to be in a friable condition. Generally this material does not pose a significant risk to health due to the locations of its use (inside electrical equipment, hot water services etc.) However, when exposed these materials may liberate fibres depending upon the amount of abrasion and the age and condition of the material.

### **Gaskets**

Gasket materials are composed of a wide variety of materials. Asbestos was used in many different types and forms of gaskets and was used up until December 2003 in imported gaskets.

Where the material is in situ (usually clamped tight between two surfaces) it does not pose a significant risk except where the materials have severely degraded.

The main concern with asbestos gaskets is during maintenance activities where significant fibre release can result if the gaskets are worked upon (i.e. flanges sanded to remove old gaskets).

## **Appendix G**

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### Glossary of Terms

## Glossary of Terms

The following describes the terms used in this report.

**Asbestos:** is the name applied to a group of six different fibrous minerals (amosite, chrysotile, crocidolite, and the fibrous varieties of tremolite, actinolite, and anthophyllite) that occur naturally in the environment. Non asbestos (non fibrous) forms of tremolite, actinolite, and anthophyllite also are found naturally. The most common mineral type is white (chrysotile), but others may be blue (crocidolite), gray (anthophyllite), or brown (amosite). It differs from other minerals in its crystal development. The crystal formation of asbestos is in the form of long thin fibres. Asbestos is divided into two mineral groups- serpentine and amphibole. The division between the two types is based upon the crystalline structure. Serpentine have a sheet or layered structure where as amphiboles have a chain like structure. These minerals do not have any detectable odour or taste. Asbestos can be found naturally in soil and rocks in some areas. Asbestos fibres are resistant to heat and most chemicals and have great tensile strength. Because of these properties asbestos has been mined for use in a very wide range of building materials, friction products and heat resistant fabrics.

**Chrysotile: White asbestos:** This is a Serpentine mineral and considered to be of lesser but still significant concern than brown or blue asbestos. White asbestos has “curly” fibres. This property allows it to be woven e.g. fire resistant suits or gloves

**Amosite: Grey or brown asbestos:** This is an Amphibole mineral and has straight harsh grey to brown fibres and was often used in situations where additional strength was required such as high temperature asbestos pipe insulation as well as heat resistance such as fire rating.

**Crocidolite: Blue asbestos:** This is an Amphibole mineral and has straight blue fibres and the fibres are very fine. Blue asbestos tends to have been used in situations where acid resistance was required as well as being a common material used for fire rating of steel structural beams.

**Asbestos Containing Material (ACM):** Means any material or thing that as part of its design contains asbestos.

**Asbestos-contaminated dust or debris (ACD)** means dust or debris that has settled within a workplace and is (or assumed to be) contaminated with asbestos.

**Good Condition:** Showing no, or very minor, signs of damage and/or deterioration of the material.

**Medium Condition:** Showing small amounts of damage and/or deterioration of the material.

**Poor Condition:** Showing a large amount of damage or deterioration or that the material is no longer able to carry out its intended use.

**Friable:** Asbestos containing material which can be crumbled, pulverised or reduced to powder by hand pressure when dry.

**Non Friable:** Material which contains by weight more than 1% asbestos in which the asbestos fibres are bonded by cement, vinyl, resin or other similar material.

**Friability:** The potential for a product containing asbestos to release breathable fibres depends on its degree of friability. Friable means that the material can be crumbled with hand pressure and is therefore likely to emit or release fibres. The fibrous or fluffy sprayed on materials used for fireproofing, insulation, or sound proofing are considered to be friable and they readily release airborne fibres if disturbed. Materials such as asbestos containing vinyl floor tile or

asbestos containing sealants are generally considered non friable and do not emit or release fibres unless subjected to mechanical energy operations such as sawing or sanding operations. Asbestos cement pipes or sheet can emit or release airborne fibres if the materials are cut or sawed or if broken up in demolition operations.

**Respirable asbestos** means an asbestos fibre that:

- is less than 3 microns (µm) wide
- is more than 5 microns (µm) long
- has a length to width ratio of more than 3:1.

**Monitor Condition:** Carry out regular general observation of the condition of the material to note any changes.

**Avoid damage and abrasion:** As far as practicable limit activities on or adjacent to material such that (such as opening or closing doors with asbestos door seals or heavy wear areas for asbestos felt backed vinyl).

**Action Taken:** This section is provided for the building owner/manager to record any works

**Chased:** Where pipe work (usually hot water pipes) has been fitted into channels carved out of brickwork or concrete walls and insulated using plaster type filler asbestos. (This is not common in the Northern states of Australia but is important in the Southern states where heat loss due to low temperatures meant that hot water piping needed to be insulated.)

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

**Workplace:** means any place where a person works.

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

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

**Air Monitoring** – airborne asbestos sampling to assist in assessing exposure and the effectiveness of control measures. This includes exposure monitoring, clearance monitoring and control monitoring.

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

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

**Competent person** means a person who has acquired, through training, qualification or experience, the knowledge and skills to carry out the task.



**PCBU: Person Carrying out a Business or Undertaking:** For the purposes of the WH & S Act, a person conducts a business or undertaking:

- (1a) whether the person conducts the business or undertaking alone or with others; and
- (1b) whether or not the business or undertaking is conducted for profit or gain.
- (2) A business or undertaking conducted by a person includes a business or undertaking conducted by a partnership or an unincorporated association.
- (3) If a business or undertaking is conducted by a partnership (other than an incorporated partnership), a reference in this Act to a person conducting the business or undertaking is to be read as a reference to each partner in the partnership. A person does not conduct a business or undertaking to the extent that the person is engaged solely as a worker in, or as an officer of, that business or undertaking.
- (5) An elected member of a local authority does not in that capacity conduct a business or undertaking.
- (6) The regulations may specify the circumstances in which a person may be taken not to be a person who conducts a business or undertaking for the purposes of this Act or any provision of this Act.
- (7) A volunteer association does not conduct a business or undertaking for the purposes of this Act.
- (8) In this section, **volunteer association** means a group of volunteers working together for 1 or more community purposes where none of the volunteers, whether alone or jointly with any other volunteers, employs any person to carry out work for the volunteer association.

**Reasonably Practicable:** means that which is, or was at a particular time, reasonably able to be done to ensure health and safety, taking into account and weighing up all relevant matters including:

- (a) the likelihood of the hazard or the risk concerned occurring
- (b) the degree of harm that might result from the hazard or the risk
- (c) what the person concerned knows, or ought reasonably to know, about the hazard or risk, and ways of eliminating or minimising the risk
- (d) the availability and suitability of ways to eliminate or minimise the risk, and
- (e) after assessing the extent of the risk and the available ways of eliminating or minimising the risk, the cost associated with available ways of eliminating or minimising the risk, including whether the cost is grossly disproportionate to the risk.

## **Appendix H**

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### Permit To Work

### Example of an Asbestos Permit to Work

#### Asbestos Permit to Work & Clearance Certification

Permit No.

1. Name of Person permit Issued to:	
2. Organisation/company:	
3. Contact Telephone Number:	Site Mobile Number
4. Location of Works Onsite:	
5. Description of Works	
6. Has the Area where the disturbance of asbestos is to be carried out been examined by the WH & S Office and the contractor?	<input type="checkbox"/> Y <input type="checkbox"/> N
7. Has the Asbestos Management Plan and the Register been read by the Contractor?	<input type="checkbox"/> Y <input type="checkbox"/> N
8. Will the building be occupied during the work?	<input type="checkbox"/> Y <input type="checkbox"/> N
9. Is it necessary to evacuate personnel prior to work commencing	<input type="checkbox"/> Y <input type="checkbox"/> N
10. Please provide the Asbestos Removal Licence Number	
11. Has a Health & Safety Plan been prepared?	<input type="checkbox"/> Y <input type="checkbox"/> N
12. Has the Airconditioning System been isolated?	<input type="checkbox"/> Y <input type="checkbox"/> N
13. Have Asbestos warning no entry signs been posted at each end of the area and/or floor?	<input type="checkbox"/> Y <input type="checkbox"/> N
14. Have occupants been advised of the work and that there will be no access for the duration of the work?	<input type="checkbox"/> Y <input type="checkbox"/> N
15. Have Cleaning and Security been notified of the work?	<input type="checkbox"/> Y <input type="checkbox"/> N
16. On completion has the Clearance Certificate been received from the contractor/assessor?	<input type="checkbox"/> Y <input type="checkbox"/> N

Project Manager

Name:

Date:

Signature:

Supervisor of Asbestos works

Name:

Date:

Signature:



## **Appendix I**

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### **Asbestos Removal Control Plans**



## Contents of an Asbestos Removal Control Plan for Different Types of Asbestos Removal

	Building & Structures		Plant & equipment	
	Friable	Non - Friable	Friable	Non-Friable
<b>Notification</b>				
Notification requirements have been met and required documentation will be on site (e.g. removal licence, control plan, training records)	Yes	Yes	Yes	Yes
<b>Identification</b>				
Details of asbestos to be removed (e.g. the locations, whether asbestos is friable/non-friable, its type, condition and quantity being removed)	Yes	Yes	Yes	Yes
<b>Preparation</b>				
Consult with relevant parties (health and safety representative; workers; person who commissioned the removal work, licensed assessors)	Yes	Yes	Yes	Yes
Assigned responsibilities for the removal	Yes	Yes	Yes	Yes
Program commencement and completion dates	Yes	Yes	Yes	Yes
Emergency plans	Yes	Yes	Yes	Yes
Asbestos removal boundaries, including the type and extent of isolation required and the location of any signs and barriers	Yes	Yes	Yes	Yes
Control of other hazards including electrical and lighting installations	Yes	Yes	Yes	Yes
PPE to be used including RPE	Yes	Yes	Yes	Yes
<b>Removal</b>				
Details of air-monitoring program Control and clearance	Yes	No	Yes	No
Waste storage and disposal program	Yes	Yes	Yes	Yes
Method for removing the asbestos (wet and dry methods)	Yes	Yes	Yes	Yes
Asbestos removal equipment (e.g. spray equipment, asbestos vacuum cleaners, cutting tools)	Yes	Yes	Yes	Yes
Details of required enclosures, including their size, shape, structure etc, smoke testing enclosures and the location of negative pressure exhaust units	Yes	No	Yes	No
Details on temporary buildings required by the asbestos removalist (e.g. decontamination units) including details on water, lighting and power requirements, negative pressure exhaust units and the locations of decontamination units	Yes	*	Yes	*
Other risk control measures to prevent the release of airborne asbestos fibres from the area where asbestos removal is undertaken	Yes	Yes	Yes	Yes
<b>Decontamination</b>				
Detailed procedures for workplace decontamination, the decontamination of tools and equipment, personal decontamination and the decontamination of non-disposable PPE and RPE	Yes	Yes	Yes	Yes
<b>Waste Disposal</b>				

\*May be required depending on the job

**EXAMPLE OF AN ASBESTOS REMOVAL CLEARANCE CERTIFICATE****CLEARANCE INSPECTION DETAILS**

Note: Where asbestos removal work requires a Class A licence, a licensed asbestos assessor must carry out the clearance inspection and complete an asbestos removal clearance certificate if satisfied that the area is safe to reoccupy.

<b>Client details</b>		
Name of client:		
Client contact details:		
<b>Removal work details</b>		
Date removal work carried out:		
Site address where removal work is being carried out:		
Details of the specific asbestos removal work area(s):		
Name of licensed asbestos removalist:		
Name and contact details of licensed asbestos removalist supervisor (if different to removalist):		
<b>Inspection details</b>		
Date of clearance inspection:		
Time of clearance inspection:		
<b>Removal Work Paper Work</b>	Yes	No
Do you have a copy of the asbestos control Plan?		
Do you have a copy of the removal notification form?		
Is the removal work consistent with the control plan and the notification form		
<b>Visual Inspection</b>		
Inspection of the specific area detailed above found no visible asbestos remaining as a result of the removal work carried out		
Is air monitoring required		
Can the area be re-occupied?		
Has additional information been attached( e.g. photos drawings, plans		
<b>Air Monitoring</b>		
Air monitoring was carried out as part of the Clearance Inspection. The result was below 0.01 f/ml		
Has the air monitoring samples been analysed by a NATA accredited Laboratory		
Is the Air monitoring report attached?		
Can the Area be Re-occupied?		
<b>Enclosures</b>		
The area within the enclosure and the area immediately surrounding the enclosure was inspected and no visible asbestos was found.		
Is the Air monitoring report attached?		
Can the enclosure be dismantled?		
<b>After Enclosure Dismantled &amp; Removed</b>		
The area where the enclosure was erected and the area immediately surrounding this area was inspected and no visible asbestos was found.		
Air monitoring was carried out as part of the Clearance Inspection. The result was below 0.01 f/ml		
Is the Air monitoring report attached?		
Can the Area be Re-occupied?		

I declare that:

The former enclosure, asbestos removal work area and the surrounding area are free from any visible asbestos, the transit route and waste routes are free from any asbestos, and

All asbestos in the scope of the removal work has been removed and any known asbestos is intact.

.....  
Signature of licensed assessor/competent person

.....  
Assessor licence number (if applicable)

.....  
Name of licensed assessor /competent person

## **Appendix J**

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### **Review Updates**

## Asbestos Containing Materials Register Timetable for Review Updates and Review of Management Plan for 114 Newdegate Street Greenslopes

Section 4.2 of the Code of Practice suggests as a minimum the following

The person with management or control of the workplace must ensure the Asbestos Management Plan is reviewed and, if necessary, revised at least once every five years or when:

- There is a review of the Asbestos Register or a control measure
- Asbestos is removed from or disturbed, sealed or enclosed at the workplace
- The plan is no longer adequate for managing asbestos or ACM at the workplace
- A health and safety representative requests a review if they reasonably believe that any of the matters listed in the above points affects or may affect the health and safety of a member of their work group and the Asbestos Management Plan was not adequately reviewed.

Also that "the Asbestos Management Plan must be maintained to ensure the information is up to date" "When reviewing the Asbestos Register, the person should carry out a visual inspection of the asbestos and ACM listed to determine its condition and revise the Asbestos Register as appropriate."

Due to specific deteriorating or friable asbestos materials located on this site we would recommend the following schedule of review of the Asbestos Management Plan if the buildings aren't demolished prior to this and are maintained intact after roof removal and site clean up.

Review Dates	Date of Inspection	Inspector/Company
2005	4 <sup>th</sup> July	Brian Sketcher – Asbestos Audits Queensland
2007	8 <sup>th</sup> May	Brian Sketcher – Asbestos Audits Queensland
2009	10 <sup>th</sup> November	Brian Sketcher – Asbestos Audits Queensland
2010	22 <sup>nd</sup> April (Roof only)	Brian Sketcher – Asbestos Audits Queensland
2015	21 <sup>st</sup> January	Brian Sketcher – Asbestos Audits Queensland
2019	19 <sup>th</sup> September	Brian Sketcher – Asbestos Audits Queensland
2020		
2021		



## **Appendix K**

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### **References**

## **References**

It is recommended that the following documents be read in conjunction with this report.

- (i) Safe Work Australia: How to Manage and Control Asbestos in the Workplace Code of Practice 2011, Canberra, Australia.
- (ii) Safe Work Australia: How to Safely Remove Asbestos Code of Practice 2011, Canberra, Australia.
- (iii) Queensland Government Department of Employment & Industrial Relations Asbestos Fact Sheets 1 - 5.
- (iv) Safe Work Australia: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)], Canberra, Australia.
- (v) Safe Work Australia: Work Health and Safety Regulation 2011
- (vi) Safe Work Australia: Work Health and Safety Act (2011)
- (vii) Workplace Health and Safety Queensland: Work Health and Safety Act (2011 - May 2014
- (viii) Workplace Health and Safety Queensland: Work Health and Safety Regulation 2011- May 2014.

## **Selected Web Sites**

The Asbestos Safety and Eradication Agency

<http://www.asbestossafety.gov.au/>

Safe Work Australia

<http://www.safeworkaustralia.gov.au/>

Asbestos Audits Queensland

<http://asbestosaudits.com.au/>

Worksafe New Zealand

<http://www.business.govt.nz/worksafe/>

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