



REMEDY
ENVIRO SERVICES

Asbestos Clearance Report

205 Dowling Street, Dungog NSW



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Document Information

Asbestos Clearance Report

205 Dowling Street, Dungog NSW

Prepared for: Asbestaway Pty Ltd

Anthony Jones

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We confirm that the following report has been produced for Asbestaway Pty Ltd, based on the described methods and conditions within.

For and on behalf of Remedy Enviro Services.

Prepared by:



Saul Pickett

Managing Director

Licenced Asbestos Assessor

SafeWork NSW Licence No. LAA000141

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1 INTRODUCTION

At the request of Black Diamond Site Services Pty Ltd, Remedy Enviro Services have undertaken a visual clearance inspection in association with the removal of asbestos cement sheet materials from the interior of the commercial property located at 205 Dowling Street, Dungog NSW.

The asbestos removal work was conducted under bonded asbestos working conditions by Licenced Asbestos Removalists, Asbestaway Pty Ltd (Worksafe QLD 23 24 799).

Following the completion of work a visual clearance inspection was undertaken on the 16th August 2024.

2 VISUAL CLEARANCE INSPECTION

The visual clearance inspection was conducted within the removal work area at the completion of the following works:

- Removal of asbestos cement sheet internal wall and ceiling linings to the Rear Entry Foyer;
- Removal of asbestos cement sheet internal wall and ceiling linings to the Bathroom;
- Removal of asbestos cement sheet internal wall and ceiling linings to the Storeroom;
- Removal of asbestos cement sheet internal wall and ceiling linings to the Kitchen Area;
- Removal of asbestos cement sheet internal wall and ceiling linings to the central rooms;
- Decontamination and environmental cleaning of the asbestos removal work areas via HEPA vacuuming; and
- Application of PVA based sealant to encapsulate any residual asbestos fibres attached to porous surfaces within the asbestos removal work areas.

The purpose of the visual clearance inspection was to assess whether all visible and accessible potential asbestos containing debris had been removed to a satisfactory standard in accordance with the requirements of Section 3.10 of SafeWork NSW's Code of Practice: *How to Safely Remove Asbestos* prior to the Site being determined fit for reoccupation.

The visual clearance inspection was conducted within accessible areas of the Site and is applicable to the surfaces of the Site at the time of inspection. This clearance report does not guarantee that the Site is free of asbestos, only that the surfaces of the accessible areas inspected were free of visible asbestos debris at the time of inspection.

This clearance certificate excludes all other potential asbestos containing materials located outside the specified removal work areas.

Asbestos cement sheet internal wall linings remain in-situ to the western dividing wall of the shopfront and central rooms, and a portion of asbestos cement sheet internal lining behind the cold-room on the northern aspect of the building.

Asbestos containing materials may be present beneath vinyl floor sheeting in the northwestern room. This material should be treated with caution and tested for the presence of asbestos before it is disturbed in future works.

Materials that may be obscured but become visible or are identified later during future works should be assessed by a suitably qualified consultant and dealt with appropriately.

3 CONCLUSION

Remedy Enviro Services were engaged by Asbestaway Pty Ltd to conduct a visual clearance inspection at 205 Dowling Street, Dungog NSW.

The visual clearance inspection was conducted on the 16th August 2024 by Licenced Asbestos Assessor, Saul Pickett (SafeWork NSW Licence No. LAA000141).

The inspection was carried out in accordance with SafeWork NSW Code of Practice: *How to Safely Remove Asbestos*, Section 3.10.

The asbestos removal areas were considered free of visible potential asbestos debris at the time of the inspection and are fit for reoccupation.



Photo 1

Removal of asbestos cement sheet internal wall linings to the Rear Entry Foyer as inspected on the 16th August 2024.



Photo 2

Removal of asbestos cement sheet internal ceiling linings to the Rear Entry Foyer as inspected on the 16th August 2024.



Photo 3

Removal of asbestos cement sheet internal wall linings to the rear north eastern room as inspected on the 16th August 2024.



Photo 4

Removal of asbestos cement sheet internal ceiling linings to the rear north eastern room as inspected on the 16th August 2024.



Photo 5

Removal of asbestos cement sheet internal wall linings to the Bathroom as inspected on the 16th August 2024.



Photo 6

Removal of asbestos cement sheet internal ceiling linings to the Bathroom as inspected on the 16th August 2024.



Photo 7

Removal of asbestos cement sheet internal wall linings to the central rooms as inspected on the 16th August 2024.

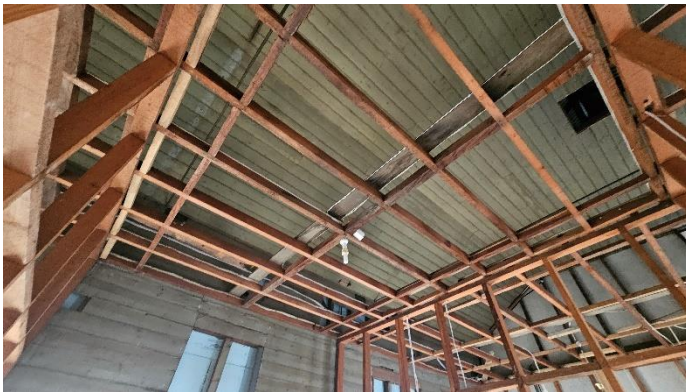


Photo 8

Removal of asbestos cement sheet internal ceiling linings to the central rooms as inspected on the 16th August 2024.



Photo 9

Removal of asbestos cement sheet internal wall linings to the central rooms as inspected on the 16th August 2024.



Photo 10

Removal of asbestos cement sheet internal ceiling linings to the central rooms as inspected on the 16th August 2024.



Photo 11

Removal of asbestos cement sheet internal wall linings to the Storeroom as inspected on the 16th August 2024.

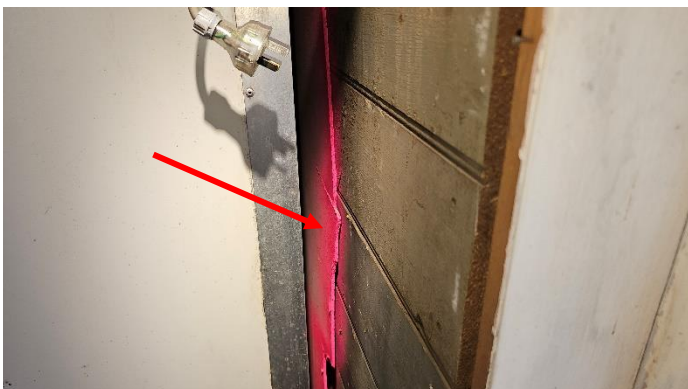


Photo 12

A portion of asbestos cement sheet internal lining remains in-situ behind the cold-room on the northern aspect of the building as inspected on the 16th August 2024.



Photo 13

Removal of asbestos cement sheet internal wall linings to the central rooms as inspected on the 16th August 2024.

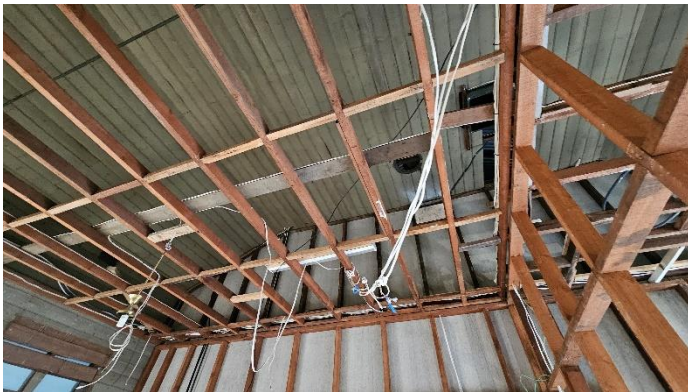


Photo 14

Removal of asbestos cement sheet internal ceiling linings to the central rooms as inspected on the 16th August 2024.



Photo 15

Asbestos cement sheet internal wall linings remain in-situ to the western dividing wall of the shopfront and central rooms as inspected on the 16th August 2024.



Photo 16

Asbestos containing materials may be present beneath vinyl floor sheeting in the northwestern room. This material should be treated with caution and tested for the presence of asbestos before it is disturbed in future works.



Photo 17

Asbestos containing materials may be present beneath vinyl floor sheeting in the northwestern room. This material should be treated with caution and tested for the presence of asbestos before it is disturbed in future works.