Asbestos Survey Report

Corner Winbourne Street and Mulgoa Way, Mudgee, NSW

Housing Plus

22 December 2021

The Power of Commitment

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Executive summary

GHD Pty Ltd (GHD) was commissioned by Housing Plus to complete an Asbestos Building Materials (ABM) survey for the property located at the corner Winbourne Steet and Mulgoa Way, Mudgee, NSW (the 'site').

GHD understand that the site structures are scheduled for demolition and that an ABM inspection was required to support this process.

The objective of the ABM survey was to locate as far as reasonably practicable, assess and document a risk assessment for all suspected asbestos containing materials (ACM) within the nominated buildings at the site. The survey of the site was undertaken by GHD on 7 December 2021. Destructive assessment techniques were used during the survey where possible.

For the purposes of the risk assessment, due to the proposed demolition of the structures at the site, all identified ACM has been assessed as "Very High" risk, requiring removal prior to any general demolition works commencing.

The following materials were sampled and found to be positive for asbestos.

Units 6-10

– External wall linings and eaves within the entire building – flat fibre cement sheet
– External fascia panels - corrugated fibre cement sheet
– External electrical backing board – resin based materials
– Internal wall and ceiling linings within the kitchens and bathrooms (assumed 5 units) - flat fibre cement sheet
– Tiled areas of kitchens and bathrooms – black mastic/ adhesive (assumed positive, not sampled)
– External storage box cover at rear of Unit 6 – flat fibre cement sheet
– External wall linings for laundry – flat fibre cement sheet
– Internal wall and ceiling linings in laundry – flat fibre cement sheet

Units 11-14

– External wall linings, verandah end panels and eaves entire building – flat fibre cement sheet
– External fascia panels – corrugated fibre cement sheet
– External electrical backing board – resin based materials
– Internal wall and ceiling linings in kitchens and bathrooms (4 units) – flat fibre cement sheet
– Internal single kitchen cupboard lining in Unit 11 – portion of vinyl sheet (friable)
– External wall and eave linings for laundry – flat fibre cement sheet
– Facia panels on laundry – corrugated fibre cement sheet
– Internal wall and ceiling linings in laundry – flat fibre cement sheet

Units 15-18

– External wall linings, verandah end panels and eaves entire building – flat fibre cement sheet
– External fascia panels – corrugated fibre cement sheet
– Electrical backing board – resin based materials
– External service pit at western end of building (Winbourne Street end) – moulded cement materials
– Internal wall and ceiling linings in bathrooms (4 units) – flat fibre cement sheet
– Internal wall linings behind sink in kitchens (4 units) – flat fibre cement sheet
– Internal floor covering in kitchen in Unit 17 (assumed positive – no access) – vinyl floor tiles

Units 19-22

– External eaves (two separate buildings) – flat fibre cement sheet
– External infill panels under windows (two separate buildings) – flat fibre cement sheet
– Internal wall and ceiling linings in bathroom/laundry (4 units) – flat fibre cement sheet
– Internal wall linings behind sink in kitchens (4 units) – flat fibre cement sheet
– Internal floor covering in kitchen in Units 19, 21 and 22 (assumed positive – no access) – vinyl floor tiles

Inaccessible areas

Inaccessible areas were encountered as part of the assessment of the site and include:

– Subfloor space in Buildings with Units 6-10, Units 11-14 and Units 15-18 – small hatches with confined space restrictions, blocked with tiles and other debris or biological hazards
– Roof space (all four unit blocks) – height restrictions
– Units 19, 21 and 22 – tenanted. No access granted
– Unit 17 – Unit was boarded up and no access available
– Unit 18 – Bathroom / laundry – access blocked by motorbike

This report is subject to, and must be read in conjunction with, the limitations set out in Section 2 and the assumptions and qualifications contained throughout the Report. The site must be carefully managed during demolition works due to the potential for unidentified hazardous building materials to be present, such as asbestos. It is recommended that additional investigations are made by the asbestos removalist in areas not accessible at the time of the survey. If at any time suspect hazardous materials are encountered that are not identified within this Report, then works should immediately cease, the area made safe and advice sought from a Competent Person.

A register containing details of hazardous building materials identified at the site has been provided within Appendix A.

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Appendices

1. Introduction

GHD Pty Ltd (GHD) was commissioned by Housing Plus to complete an Asbestos Building Materials (ABM) Survey for nominated buildings at the corner of Winbourne Steet and Mulgoa Way, Mudgee, NSW (the 'site'). For the purpose of this report, the site included the following structures:

– Building with Units 6-10 – Five unit block clad with fibre cement sheet
– Building with Units 11-14 – Four unit block clad with fibre cement sheet
– Building with Units 15-18 – Four unit block clad with fibre cement sheet
– Building with units 19-20 – Brick building with two units
– Building with Units 21-22 – Brick building with two units

The site location and layout are presented in Figure 1.1 below.

Figure 1.1 Buildings inspected

GHD understand that the site is scheduled for demolition and that the inspection was required to support this process.

The objective of the ABM survey was to locate as far as reasonably practicable, assess and document a risk assessment, for all suspected asbestos containing materials (ACM) within the nominated buildings prior to proposed demolition. The survey of the nominated site was undertaken by GHD on the 7 December 2021.

1.1 Scope of work

The scope of the survey included:

– Identify the presence of suspected ACM within areas that may be disturbed during demolition.
– Collect samples of suspect ACM for analysis by a National Association of Testing Authorities (NATA) accredited laboratory.
– Assess the risks associated with each identified ACM.
– Assess risk management strategies associated with the demolition works.
– Prepare an assessment report including an Asbestos Building Materials Register for the nominated buildings in alignment with the requirements of the NSW Work Health and Safety (WHS) Regulation 2017.

1.2 Legislative requirements

The HBM Assessment works and preparation of this report have been undertaken in accordance with the requirements of:

– Work Health and Safety Act 2011 (NSW)
– Work Health and Safety Regulations 2017 (NSW)
– How to Manage and Control Asbestos in the Workplace, 2019. SafeWork NSW
– How to Safely Remove Asbestos, 2019. SafeWork NSW

2. Limitations

This report: has been prepared by GHD for Housing Plus and may only be used and relied on by Housing Plus for the purpose agreed between GHD and Housing Plus as set out in Section 1 of this report.

GHD otherwise disclaims responsibility to any person other than Housing Plus arising from or in connection with this Report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this Report were limited to those specifically detailed in Section 1 of this Report. The opinions, conclusions and any recommendations in this Report are based on observations made by GHD of the buildings nominated in Section 1 and in light of the limitations specifically detailed in Section 2 of this Report.

The opinions, conclusions and any recommendations in this Report are based on conditions encountered and information reviewed at the time of preparation and may be relied on until the next assessment or the condition, access to or the activities potentially impacting the identified or inaccessible asbestos containing building materials, change from those identified.

After which time, GHD expressly disclaims responsibility for any error in, or omission from, this Report arising from or in connection with those opinions, conclusions and any recommendations. Please note that subsequent to the date of this report, works may have resulted in changes to the status of any identified materials, which should have been documented and provided by building management as a supplement to this report.

The data and advice provided herein relate only to the project and structures described in the report and must be reviewed by a competent professional before being used for any other purpose. GHD accepts no responsibility for other use of the data.

Where a third party conducted survey work, reports or provided verbal information that has been relied upon, the responsibility for the accuracy of such data remains with the original entity and not with GHD.

The advice tendered in this report is based on information obtained from the inspection and sampling locations and is not warranted in respect to the conditions that may be encountered across the building structure or site at other than these locations, including those actually encountered during any future maintenance, refurbishment or demolition. Stated quantities of observed materials or items should not be inferred as being a definitive quantity survey of such materials or items.

The recorded condition of hazardous building materials may change over time. This may be due, but not limited to, deterioration, damage or other disturbance. As such, the report records conditions at the time of assessment only.

As the assessment is a visual inspection and a sampling process, only those ACM that are physically accessible and visible can be located and identified. The possibility that unassessed ACM remain in inaccessible or concealed areas cannot be ruled out. Such areas include but are not limited to, inside set ceilings or wall cavities, height restricted areas, areas accessible only by dismantling equipment, voids or totally inaccessible areas concealed within the building structure and only accessible during demolition.

The report is not intended for the general programming of asbestos removal works unless used in conjunction with a specification detailing the extent of works and appropriate control measures.

3. Methodology

3.1 Field assessment

The following methodology was carried out during the ABM survey:

– Assessment of nominated buildings and above ground structures (as identified in Section 1), noting the condition and accessibility of potential ACM.
– Collection of representative samples from discrete locations suspected of containing ACM.
– Use of definitive and unique sample location identifiers consisting of a primary location, secondary location and a material description.
– Limited cross-referencing of similar suspect building materials at different locations within the same structure.
– Noting inaccessible areas during the inspection including confined spaces, live electrical apparatus and height restricted areas and providing a reason for the restricted access.
– Submission of suspected ACM samples to a NATA accredited laboratory to determine the presence of asbestos.
– Preparation of a site specific asbestos building materials register detailing the confirmed and suspect occurrences of ACM.

3.2 Assessment limitations

The inspection was undertaken only in those areas where access was available. Effort was made to include sub floor areas and ceiling spaces (where access is typically restricted). Destructive assessment techniques were used where possible during the survey.

Floor coverings such as carpet and sheeting were taken up, where present and possible, to enable inspection of the floor surface. Equipment found in use was not generally disturbed, and stored equipment was not internally accessed for the purpose of inspection. Similarly, moveable chattels such as desks were not inspected. Moveable chattels are not considered part of this assessment.

It should be noted that no assessment can be regarded as absolute, and that partial or total demolition of structures may reveal instances of asbestos building materials in-situ that were not identified during this assessment.

Other materials that are also not generally accessed, for reasons of safety or because of difficulty of access, include electrical backing boards and materials on or above roof lines or damaged structures.

3.3 Sample collection and analysis

Where appropriate, representative samples of suspected ACM were collected and analysed at a NATA accredited laboratory to confirm the presence (or absence) of asbestos in order to form the basis for individual records in the asbestos building materials register.

Asbestos samples collected during the assessment were analysed using polarised light microscopy in conjunction with dispersion staining techniques in accordance with Australian Standard™ AS 4964—2004. *Method for the qualitative identification of asbestos in bulk samples*. The results of all sample analysis were interpreted by competent personnel.

4. Risk assessment

The presence of ACM can present a real or potential health risk to humans. Where, due to material condition and location, a pathway to human exposure does not exist, and then the risks to human health are significantly reduced.

This section details the categorising of each instance of ACM with regards to friability, condition, accessibility, risk and control methods, as applicable. Note that the samples which were found not to contain asbestos were not categorised for friability, condition, accessibility or risk. The estimated volume of the material from which the sample originated was also included in the register.

The following material classifications were given to each of the ACM identified.

4.1 Friability

Each instance of confirmed ACM was categorised by GHD in accordance with the categories outlined in Table 4.1.

Table 4.1 Friability assessment

Descriptor	Decision Rule
Friable	Asbestos containing material which, when dry, is or may become crumbled, pulverized or reduced to powder by hand pressure.
Non-Friable	Asbestos containing material that is not friable asbestos, including material containing asbestos reinforced with a bonding compound.

4.2 Material condition

The condition of each instance of confirmed or presumed ACM was classified as one of the four categories outlined in Table 4.2.

Table 4.2 Condition assessment

Ranking/ Descriptor	Non-friable ACM	Friable ACM
Very Good	Sealed/ encapsulated	-
Good	Unsealed and undamaged	-
Fair	Cracked or weathered	Encapsulated
Poor	Damaged or debris	Unsealed

4.3 Likelihood of disturbance

Table 4.3 below details the classification of the likelihood of disturbance categories.

Table 4.3 Likelihood of disturbance assessment

Descriptor	Guideline
Low	Where activities within the area where ABM are located are unlikely to impact the material; or Areas where the probability of being occupied by building users for extended periods on a regular basis are low e.g. The material is located externally or above a suspended ceiling, in the roof space, or concealed in service ducts or piping
Medium	Where activities within the area where ABM are located may infrequently (once to three times per year) impact the material, or Areas where the probability of being occupied by building users for short periods on a regular basis is high e.g. Plant rooms and workshops containing operational plant or equipment and are occasionally visited. Corridors, lunch rooms, toilets and internal elevated surfaces where a ladder is required for access.
High	Demolition works are scheduled for the asset and therefore will disturb the ABM if not removed prior, Where activities within the area where ABM are located may frequently (greater than once a month) impact the material, or Areas where the probability of being occupied by building users for extended periods on a regular basis is high e.g. Offices and workshops which are always occupied. As part of job occupants may come into contact with damaged or deteriorated ABM.

4.4 Level of risk

A description of the risk levels are presented in Table 4 4.

Table 4.4 Description of risk levels

Risk Level	Guideline
Low	Material stable. Reassess condition within 12 months.
Medium	Material may remain in situ under effective interim administrative controls. Material condition to be improved or likelihood of disturbance to be reduced within 12 months.
High	Material may remain in situ under effective interim administrative controls. Material condition to be improved or likelihood of disturbance to be reduced within 6 months.
Very High	Area where the material is present; is not suitable for occupancy, urgent remediation is required. Imminent risk of harm. **This category also applies to demolition and/or refurbishment works that will be impacting on asbestos-containing materials.**

4.5 Control method

Each instance of ABM was categorised as requiring one of the control methods described in Table 4 5.

Table 4.5 Control Methods

Descriptor	Guideline
Defer (Leave & Maintain)	Stable material - not prone to damage
Encapsulate (Seal)	Stable material – slightly deteriorated may be prone to damage and requires protection
Enclosure	Stable or damaged material – where removal is not practicable and more protection than encapsulation is required
Remove	Deteriorated/damaged material, or material prone to routine disturbance, where encapsulating is not adequate or there is a requirement to remove prior to demolition
None Required	No ABM identified

5. Results

The results of the ABM assessment are presented in a register format which is designed to provide readily available information about the presence of ABM.

The ABM Register (including photographs) and Laboratory Reports have been provided in Appendix A and B respectively.

5.1 Asbestos containing materials

The following materials were sampled and found to be positive for asbestos.

Units 6-10

– External wall linings and eaves within the entire building – flat fibre cement sheet
– External fascia panels – corrugated fibre cement sheet
– External electrical backing board – resin based materials
– Internal wall and ceiling linings within the kitchens and bathrooms (assumed 5 units) – flat fibre cement sheet
– Tiled areas of kitchens and bathrooms – black mastic / adhesive (assumed positive, not sampled)
– External storage box cover at rear of Unit 6 – flat fibre cement sheet
– External wall linings for laundry – flat fibre cement sheet
– Internal wall and ceiling linings in laundry – flat fibre cement sheet

Units 11-14

– External wall linings, verandah end panels and eaves entire building – flat fibre cement sheet
– External fascia panels – corrugated fibre cement sheet
– External electrical backing board – resin based materials
– Internal wall and ceiling linings in kitchens and bathrooms (4 units) – flat fibre cement sheet
– Internal single kitchen cupboard lining in Unit 11 – portion of vinyl sheet (friable)
– External wall and eave linings for laundry – flat fibre cement sheet
– Facia panels on laundry – corrugated fibre cement sheet
– Internal wall and ceiling linings in laundry – flat fibre cement sheet

Units 15-18

– External wall linings, verandah end panels and eaves entire building – flat fibre cement sheet
– External fascia panels – corrugated fibre cement sheet
– Electrical backing board – resin based materials
– External service pit at western end of building (Winbourne Street end) – moulded cement materials
– Internal wall and ceiling linings in bathrooms (4 units) – flat fibre cement sheet
– Internal wall linings behind sink in kitchens (4 units) – flat fibre cement sheet
– Internal floor covering in kitchen in Unit 17 (assumed positive – no access) – vinyl floor tiles

Units 19-22

– External eaves (two separate buildings) – flat fibre cement sheet
– External infill panels under windows (two separate buildings) – flat fibre cement sheet
– Internal wall and ceiling linings in bathroom/laundry (4 units) – flat fibre cement sheet
– Internal wall linings behind sink in kitchens (4 units) – flat fibre cement sheet
– Internal floor covering in kitchen in Units 19, 21 and 22 (assumed positive – no access) – vinyl floor tiles

5.2 Inaccessible areas

During the survey of the nominated buildings/structures, the following areas were deemed inaccessible/partially accessible:

– Subfloor space in Buildings with Units 6-10, Units 11-14 and Units 15-18 – small hatches with confined space restrictions, blocked with tiles and other debris or biological hazards
– Roof space (all four unit blocks) – height restrictions
– Units 19, 21 and 22 – tenanted. No access granted
– Unit 17 – Unit was boarded up and no access available
– Unit 18 – Bathroom / laundry – access blocked by motorbike

6. Recommendations

6.1 Asbestos containing materials

All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW.

This investigation was not exhaustive and the potential for ACM in areas not accessed remains. Prior to demolition, asbestos containing materials likely to be disturbed by those works must be removed in accordance with legislative requirements.

The recommendations, conclusions or stability of the hazardous materials contained in this report shall not abrogate a person of their responsibility to work in accordance with Statutory Requirements, Codes of Practice, Guidelines, Material Safety Data Sheets, Work Instructions or reasonable work practices.

6.2 Inaccessible areas

ACM beyond those identified by this survey may be present in inaccessible or concealed areas.

Areas not accessed are deemed to contain ACM until such a time that access can be gained and the presence, or otherwise, of ACM can be confirmed.

Inaccessible areas identified during the ABM survey should be investigated prior to any demolition works commencing to confirm the presence (or otherwise) of ABM materials. Any additional materials identified should be removed prior to demolition in accordance with relevant Codes of Practice and Legislation.

6.3 Suspect materials or further advice

Should suspect materials be identified that are not identified within the asbestos building materials register or supporting systems, then the material should be sampled and analysed for the suspected hazard. If applicable, any associated works with potential to disturb the material are to cease and the area made safe. If the suspect material has already been disturbed, then the overarching provisions of an Asbestos Management Plan or similar, are to be followed, including advice sought from a suitably qualified and experienced professional.

If in doubt or unsure of any issue involving known, presumed or suspect ACM, works should cease and advice sought. If suspected ACM are encountered during demolition of the nominated buildings, it is recommended that Housing Plus undertake additional precautionary testing. In particular, the following testing should be included:

– Any fibrous or otherwise suspect cement building materials observed on the site, and not identified in the Register, should be treated as asbestos-cement material or sampled and analysed for asbestos fibres.
– Any bituminous water proofing membranes not identified in the asset asbestos register should be treated as asbestos containing materials or sampled and analysed for asbestos fibres.
– Any building containing old vinyl floor tiles or sheeting that is to be demolished or if the vinyl flooring in these assets is to be removed and upgraded, it is recommended that a sample of the vinyl flooring be collected and analysed for asbestos, particularly the vinyl flooring that is not identified in the asset's asbestos register. This is required to assess disposal options for the vinyl.
– Any other material suspected of being a hazard to health, or not specifically listed within the ABM Register, should be sampled and analysed prior to any refurbishment, demolition, or other activity with potential to disturb the material.

6.4 Planning of maintenance or demolition

With respect to any known or potential ABM, the planning of maintenance or demolition works associated with any building needs to be undertaken carefully. It should include consideration of the following:

- Requirements of the overarching Asbestos Management Plan or similar.
- Recognition that any identified ACM is the minimum amount of material present.
- Subsequent recognition that the scope and limitations of prior asbestos survey(s) may result in additional unidentified ACM being present. This may require works to:
  - Address known information gaps, such as surveying any previously inaccessible rooms and assuming that ACM may be present in other areas not generally accessed by previous survey(s), such as wall and ceiling cavities.
  - Project team undertaking a risk analysis and incorporating suitable provisions into contract/specification.
  - Consider directing the works Contractor to undertake their own independent survey of the work area (may use existing information) which then adds an additional layer of assurance as well as minimising potential Contractor time and cost variations as works progress.

Prior to demolition, all asbestos building materials likely to be disturbed by those works must be removed.

6.5 Maintenance of the asbestos building materials register

Maintenance of the asbestos building materials register is required so that it remains current and Housing Plus and its contractors can rely upon it as an accurate representation of ACM present at the site. As the buildings included in this ABM survey are scheduled for demolition within the next three months, it is recommended that:

- Action and document the management recommendations made within the asbestos building materials register, particularly where an elevated risk is present (pending demolition).
- Add entries related to precautionary testing, if conducted (discussed in Section 6.3).
- Undertake any additional surveys required to determine the presence of ACM in spaces that were not accessible or may not be listed on the register.
- Record the removal or demolition of assets containing ACM.
- Distribute or otherwise make available all asbestos surveys, registers or other relevant information to all employees, visitors, contractors and maintenance people or companies with potential to disturb or work with known or presumed ACM.

Appendices

Appendix A

Asbestos Building Materials Register

Site Location: **Units 6-10 - Corner of Winbourne Street and Mulgoa Way, Mudgee, NSW**

Inspection date: 7/12/2012 **Surveyor:** Evette Griffin

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Single bedsitter units - Timber framed building on brick piers with a metal roof. External fibre cement sheet cladding and end verandah infill panels and corrugated fibre cement sheet fascia panels. Metal gutters, downpipes. Internal walls and ceilings are plasterboard in the main room (combined lounge/bedroom). All internal wall and ceiling linings in the storage area, bathroom and kitchen are fibre cement sheet. Floors are carpet (bedsit), tile (storage area and bathroom) or vinyl floor tiles (kitchen) on a timber floor. Roof space (where inspected) consists of yellow SMF insulation batts. External electrical board with black resinous backing board (likely positive for asbestos). **External laundry (semi attached)** - Timber framed building on concrete slab and a metal roof. External wall cladding and eaves are fibre cement sheet with corrugated fibre cement sheet fascia panels. Internal walls and ceiling linings are fibre cement sheet. No floor coverings.																		
Asbestos material detected																			
Units 6-10	Ground	External	Flat cement product	External wall lining	Wall linings and verandah end panels	Sealed	 	Refer MW07	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	120	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Units 6-10	Ground	External	Flat cement product	Corrugated facia panels (each end)	Fascia panels	Sealed		Refer MW08	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	8	m2	
Units 6-10	Ground	External	Flat cement product	Eave linings	Eaves on two sides of building (approx. 1.2m wide at front and 0.4 m wide at the back)	Sealed		Refer MW09	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	50	LM	

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Units 6-10	Ground	External	Resin-based materials	Electrical box on side of building	Backing board	Sealed		Not sampled	N/A	Assumed positive (labelled asbestos)	Bonded	Good	High	Very high	Removal	Labels affixed	1	Item	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Unit 10	Ground	Internal	Flat cement product	Kitchen	Wall and ceiling linings	Sealed		Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	30	m2	
Unit 10	Ground	Internal	Flat cement product	Bathroom and storage area	Wall and ceiling linings	Sealed		Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	25	m2	
Unit 9	Ground	Internal	Flat cement product	Kitchen	Wall and ceiling linings	Sealed	No photograph	Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	30	m2	
Unit 9	Ground	Internal	Flat cement product	Bathroom and storage area	Wall and ceiling linings	Sealed		Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	25	m2	
Unit 8	Ground	Internal	Flat cement product	Kitchen	Wall and ceiling linings (including black mastic)	Sealed		Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	30	m2	

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Unit 8	Ground	Internal	Flat cement product	Bathroom and storage area	Wall and ceiling linings (including black mastic)	Sealed		Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	25	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Unit 7	Ground	Internal	Flat cement product	Kitchen	Wall and ceiling linings	Sealed	No photograph	Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	30	m2	
Unit 7	Ground	Internal	Flat cement product	Bathroom and storage area	Wall and ceiling linings	Sealed		Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	25	m2	
Unit 6	Ground	External	Flat cement product	Back entrance	Storage box cover	Unsealed		Refer MW07	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	1	m2	
Unit 6	Ground	Internal	Flat cement product	Kitchen	Wall and ceiling linings	Sealed	No photograph	Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	30	m2	

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Unit 6	Ground	Internal	Flat cement product	Bathroom and storage area	Wall and ceiling linings	Sealed		Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	25	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Laundry	Ground	External	Flat cement product	External wall lining	Wall linings	Sealed		Refer MW07	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	8	m2	
Laundry	Ground	Internal	Flat cement product	Internal laundry area	Wall and ceiling linings	Sealed		Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Fair	High	Very high	Removal	Not required	12	LM	
No asbestos detected																			
Unit 10	Ground	Internal	Floor tiles	Kitchen	Vinyl tile floor covering	Sealed		Refer MW10	No Asbestos Fibres Detected	No	N/A	Poor	N/A	N/A	Not required	Not required	-	-	
Unit 9	Ground	Internal	Floor tiles	Kitchen	Vinyl tile floor covering	Sealed		Refer MW10	No Asbestos Fibres Detected	No	N/A	Poor	N/A	N/A	Not required	Not required	-	-	
Unit 7	Ground	Internal	Floor tiles	Kitchen	Vinyl tile floor covering	Sealed		MW19	No Asbestos Fibres Detected	No	N/A	Poor	N/A	N/A	Not required	Not required	-	-	

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Unit 6	Ground	Internal	Floor tiles	Kitchen	Vinyl tile floor covering	Sealed		Refer MW10	No Asbestos Fibres Detected	No	N/A	Poor	N/A	N/A	Not required	Not required	-	-	
No access areas																			
No full access to roof spaces (height restricted). No access to subfloor space (confined space restricted). Potential for fibre cement sheet debris and asbestos dust																			

Site Location: **Units 11-14 - Corner of Winbourne Street and Mulgoa Way, Mudgee, NSW**

Inspection date: 7/12/2012 **Surveyor:** Evette Griffin

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Single bedsitter units - Timber framed building on brick piers and a tile roof. External fibre cement sheet cladding and end verandah infill panels and corrugated fibre cement sheet fascia panels. Metal gutters, downpipes and sewer vent. Internal walls and ceilings are plasterboard in the main room (combined lounge/bedroom). All internal wall and ceiling linings in the storage area, bathroom and kitchen are fibre cement sheet. Floors are carpet (bedsit), tile (storage area and bathroom) or vinyl floor tiles (kitchen) on a timber floor. Roof space (where inspected) consists of yellow SMF insulation batts. External electrical board with black resinous backing board (likely positive for asbestos). **External laundry** - Timber framed building on concrete slab and a tile roof. External wall cladding and eaves are fibre cement sheet with corrugated fibre cement sheet fascia panels. Metal gutters and downpipes. Internal walls and ceiling linings are fibre cement sheet. No floor coverings.																		
Asbestos material detected																			
Uniis 11-14	Ground	External	Flat cement product	External wall lining	Wall linings and verandah end panels	Sealed	 	MW07	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	100	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Uniis 11-14	Ground	External	Flat cement product	Corrugated facia panels (each end)	Fascia panels	Sealed		MW08	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	8	m2	
Uniis 11-14	Ground	External	Flat cement product	Eave linings	Eaves on two sides of building (approx. 1.2m wide at front and 0.4 m wide at the back)	Sealed		MW09	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	40	LM	

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Uniis 11-14	Ground	External	Resin-based materials	Electrical box on side of building	Backing board	Sealed		Not sampled	N/A	Assumed postive	Bonded	Good	High	Very high	Removal	Not required	1	Item	
Unit 14	Ground	Internal	Flat cement product	Kitchen	Wall and ceiling linings	Sealed	 	Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	30	m2	
Unit 14	Ground	Internal	Flat cement product	Bathroom and storage area	Wall and ceiling linings	Sealed	 	MW06	Chrysotile & Amosite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	25	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Unit 13	Ground	Internal	Flat cement product	Kitchen	Wall and ceiling linings	Sealed	No photograph	Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	30	m2	

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Unit 13	Ground	Internal	Flat cement product	Bathroom and storage area	Wall and ceiling linings	Sealed	No photograph	Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	25	m2	
Unit 12	Ground	Internal	Flat cement product	Kitchen	Wall and ceiling linings	Sealed	No photograph	Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	30	m2	
Unit 12	Ground	Internal	Flat cement product	Bathroom and storage area	Wall and ceiling linings	Sealed	No photograph	Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	25	m2	
Unit 11	Ground	Internal	Floor sheeting	Kitchen	Vinyl sheet cupboard lining	Sealed		MW12	Chrysotile Detected	Yes	Friable	Poor	High	Very high	Removal	Not required	<1	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Unit 11	Ground	Internal	Flat cement product	Kitchen	Wall and ceiling linings	Sealed	No photograph	Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	30	m2	
Unit 11	Ground	Internal	Flat cement product	Bathroom and storage area	Wall and ceiling linings	Sealed	No photograph	Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	25	m2	
Laundry	Ground	External	Flat cement product	External wall lining	Wall linings and verandah end panels	Sealed		Refer MW07	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	12	m2	

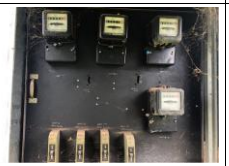
ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Laundry	Ground	External	Flat cement product	Corrugated facia panels (each end)	Fascia panels	Sealed	See above	Refer MW08	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	2	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Laundry	Ground	External	Flat cement product	Eave linings	Eaves on all sides of building	Sealed	See above	Refer MW09	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	8	LM	
Laundry	Ground	Internal	Flat cement product	Internal laundry area	Wall and ceiling linings	Sealed		Refer MW06	Chrysotile & Amosite Detected	Yes	Bonded	Fair	High	Very high	Removal	Not required	12	LM	
No asbestos detected																			
Unit 14	Ground	Internal	Floor tiles	Kitchen	Vinyl tile floor covering	Sealed		MW05	No Asbestos Fibres Detected	No	N/A	Poor	N/A	N/A	Not required	Not required	-	-	
Unit 13	Ground	Internal	Floor tiles	Kitchen	Vinyl tile floor covering	Sealed		MW10	No Asbestos Fibres Detected	No	N/A	Poor	N/A	N/A	Not required	Not required	-	-	
Unit 11	Ground	Internal	Floor tiles	Kitchen	Vinyl tile floor covering	Sealed		MW11	No Asbestos Fibres Detected	No	N/A	Poor	N/A	N/A	Not required	Not required	-	-	
No access areas																			
No full access to roof spaces (height restricted). No access to subfloor space (confined space restricted and spiders nest). Potential for fibre cement sheet debris and asbestos dust																			

Site Location: **Units 15-18 - Corner of Winbourne Street and Mulgoa Way, Mudgee, NSW**

Inspection date: 7/12/2012 **Surveyor:** Evette Griffin

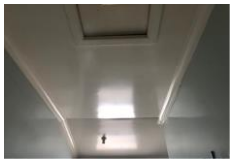
ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Single bedsitter units - Timber framed building on brick piers and a metal roof. External fibre cement sheet cladding and end verandah infill panels and corrugated fibre cement sheet fascia panels. Metal gutters, downpipes and sewer vent. Internal walls and ceilings are plasterboard in the main room (combined lounge/bedroom) and kitchen with the exception of the wall behind the kitchen sink. All internal wall and ceiling linings in the bathroom/laundry are fibre cement sheet. Floors are carpet (bedsit), tile (bathroom/laundry) or vinyl floor tiles (kitchen) on a timber floor. Roof space (where inspected) consists of yellow SMF insulation batts. External electrical board with black resinous backing board (sticker indicating positive for asbestos). Inspection of subfloor spaces from access hatches indicated stored roof tiles. No packers observed.																		
Asbestos material detected																			
Units 15-18	Ground	External	Flat cement product	External wall lining	Wall linings and verandah end panels	Sealed		Refer MW07	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Poor	High	Very high	Removal	Not required	100	m2	
Units 15-18	Ground	External	Flat cement product	Corrugated facia panels (each end)	Fascia panels	Sealed		Refer MW08	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	8	m2	
Units 15-18	Ground	External	Flat cement product	Eave and porch linings	Eaves on two sides of building (approx. 1.2m wide at front and 0.4 m to 1.2 m wide at the back)	Sealed		Refer MW09	Chrysotile, Amosite & Crocidolite Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	40	LM	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Units 15-18	Ground	External	Resin-based materials	Electrical box on side of building	Backing board	Sealed		Not sampled	N/A	Assumed positive (asbestos sticker)	Bonded	Good	High	Very high	Removal	Not required	1	item	
Units 15-18	Ground	External	Moulded cement product	Services pit at western end of building (Winbourne Street end)	Pit surround	Unsealed		MW18	Chrysotile & Amosite Detected	Yes	Bonded	Fair	High	Very high	Removal	Not required	1	item	

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^3)	Units	Comments
Unit 18	Ground	Internal	Flat cement product	Kitchen wall behind sink	Wall lining	Sealed		MW14	Chrysotile Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	3	m2	
Unit 18	Ground	Internal	Flat cement product	Bathroom and laundry - no access door jammed by motorbike	ASSUMED - Wall linings	Sealed		Refer MW15	Chrysotile Detected	Yes	Bonded	Fair	High	Very high	Removal	Not required	25	m2	
Unit 18	Ground	Internal	Flat cement product	Bathroom and laundry - no access door jammed by motorbike	ASSUMED - Ceiling linings	Sealed	No photograph	Refer MW16	Chrysotile Detected	Yes	Bonded	Fair	High	Very high	Removal	Not required	6	m2	
Unit 17	Ground	Internal - No access boarded up	Floor tiles	Kitchen	ASSUMED - Vinyl tile floor covering	Sealed	No photograph	Not observed	N/A	Assumed positive	Bonded	Good	High	Very high	Removal	Not required	6	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Unit 17	Ground	Internal - No access boarded up	Flat cement product	Kitchen wall behind sink	ASSUMED - Wall lining	Sealed	No photograph	Refer MW14	Chrysotile Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	3	m2	
Unit 17	Ground	Internal - No access boarded up	Flat cement product	Bathroom and laundry	ASSUMED - Wall linings	Sealed	No photograph	Refer MW15	Chrysotile Detected	Yes	Bonded	Fair	High	Very high	Removal	Not required	25	m2	
Unit 17	Ground	Internal - No access boarded up	Flat cement product	Bathroom and laundry	ASSUMED - Ceiling linings	Sealed	No photograph	Refer MW16	Chrysotile Detected	Yes	Bonded	Fair	High	Very high	Removal	Not required	6	m2	

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Unit 16	Ground	Internal	Flat cement product	Kitchen wall behind sink	Wall lining	Sealed	No photograph	Refer MW14	Chrysotile Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	3	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Unit 16	Ground	Internal	Flat cement product	Bathroom and laundry	Wall linings	Sealed		MW15	Chrysotile Detected	Yes	Bonded	Fair	High	Very high	Removal	Not required	25	m2	
Unit 16	Ground	Internal	Flat cement product	Bathroom and laundry	Ceiling linings	Sealed		MW16	Chrysotile Detected	Yes	Bonded	Fair	High	Very high	Removal	Not required	6	m2	
Unit 15	Ground	Internal	Flat cement product	Kitchen wall behind sink	Wall lining	Sealed		Refer MW14	Chrysotile Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	3	m2	
Unit 15	Ground	Internal	Flat cement product	Bathroom and laundry	Wall linings	Sealed		Refer MW15	Chrysotile Detected	Yes	Bonded	Fair	High	Very high	Removal	Not required	25	m2	
Unit 15	Ground	Internal	Flat cement product	Bathroom and laundry	Ceiling linings	Sealed	No photograph	Refer MW16	Chrysotile Detected	Yes	Bonded	Fair	High	Very high	Removal	Not required	6	m2	

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^3)	Units	Comments
No asbestos detected																			
Unit 18	Ground	Internal	Floor tiles	Kitchen	Vinyl tile floor covering	Sealed		MW13	No Asbestos Fibres Detected	No	N/A	Poor	N/A	N/A	Not required	Not required	-	-	
Unit 16	Ground	Internal	Floor tiles	Kitchen	Vinyl tile floor covering	Sealed		Refer MW11 (from Unit 11)	No Asbestos Fibres Detected	No	N/A	Poor	N/A	N/A	Not required	Not required	-	-	
Unit 15	Ground	Internal	Floor tiles	Kitchen	Vinyl tile floor covering	Sealed		MW17	No Asbestos Fibres Detected	No	N/A	Poor	N/A	N/A	Not required	Not required	-	-	
No access areas																			
No access to Unit 17 (boarded up). No access to bathroom/laundry in Unit 18 (access blocked by motorbike). No full access to roof spaces (height restricted) or subfloor spaces (confined space restricted). Potential for fibre cement sheet debris and asbestos dust.																			

Site Location: **Units 19 - 22 - Corner of Winbourne Street and Mulgoa Way, Mudgee, NSW**

Inspection date: 7/12/2012 **Surveyor:** Evette Griffin

ASBESTOS BUILDING MATERIALS REGISTER

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Single bedroom unit - Two brick buildings with two units in each. Tile roof and timber frame on a concrete slab. Metal gutters and downpipes, plastic sewer vent. External infill panels below windows with the two front ones timber composite cladding and the rear and one front one fibre cement sheet. Internal walls and ceilings are plasterboard with the exception of the kitchen wall behind the sink and the bathroom/laundry walls. Floors are carpet, tile or modern viny planks over concrete. Roof space access is in kitchen and has yellow SMF insulation batts and sarking on underside of tiles. Electrical board is internal and modern. There was no access available to Units 19, 21 and 22. They are assumed to be identical to Unit 20.																		
Asbestos material detected																			
Unit 19 - 22 (whole building)	Ground	External	Flat cement product	Infill panels beneath windows	Single at the front and two panels at the rear	Sealed	 	MW03 (sampled from Unit 20)	Chrysotile Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	5	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Unit 19 - 22 (whole building)	Ground	External	Flat cement product	Eave linings	Eaves on all sides of building	Sealed on one side		MW04 (sampled from Unit 20)	Chrysotile Detected	Yes	Bonded	Good	High	Very high	Removal	Not required	20	m2	
Unit 20	Ground	Internal	Flat cement product	Internal wall linings - bathroom, toilet and laundry	Wall linings	Sealed	 	MW01	Chrysotile Detected	Yes	Bonded	Very good	High	Very high	Removal	Not required	35	m2	

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Unit 20	Ground	Internal	Flat cement product	Internal wall linings - Kitchen wall behind sink	Wall linings	Sealed		MW02	Chrysotile Detected	Yes	Bonded	Very good	High	Very high	Removal	Not required	6	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Unit 19	Ground	Internal	Flat cement product	ASSUMED - Internal wall linings - bathroom, toilet and laundry	Wall linings	Sealed	No photograph	Refer MW01	Chrysotile Detected	Yes	Bonded	Very good	High	Very high	Removal	Not required	35	m2	
Unit 19	Ground	Internal	Flat cement product	ASSUMED - Internal wall linings - Kitchen wall behind sink	Wall linings	Sealed	No photograph	Refer MW02	Chrysotile Detected	Yes	Bonded	Very good	High	Very high	Removal	Not required	6	m2	
Unit 21	Ground	Internal	Flat cement product	ASSUMED - Internal wall linings - bathroom, toilet and laundry	Wall linings	Sealed	No photograph	Refer MW01	Chrysotile Detected	Yes	Bonded	Very good	High	Very high	Removal	Not required	35	m2	
Unit 21	Ground	Internal	Flat cement product	ASSUMED - Internal wall linings - Kitchen wall behind sink	Wall linings	Sealed	No photograph	Refer MW02	Chrysotile Detected	Yes	Bonded	Very good	High	Very high	Removal	Not required	6	m2	

Building identification	Floor identification	Internal / external	Material Description	Primary location	Application	Surface treatment	Photographs	Sample identification	Laboratory results	Asbestos present	Friability	Material condition	Likelihood of disturbance	Risk	ACM control method	Labelling	Estimated quantity (m^2)	Units	Comments
Unit 22	Ground	Internal	Flat cement product	ASSUMED - Internal wall linings - bathroom, toilet and laundry	Wall linings	Sealed	No photograph	Refer MW01	Chrysotile Detected	Yes	Bonded	Very good	High	Very high	Removal	Not required	35	m2	As building is proposed for demolition, all positive and presumed asbestos materials are considered very high risk. All identified ACM must be removed prior to demolition in accordance with the Code of Practice: How to Safely Remove Asbestos, 2019. SafeWork NSW
Unit 22	Ground	Internal	Flat cement product	ASSUMED - Internal wall linings - Kitchen wall behind sink	Wall linings	Sealed	No photograph	Refer MW02	Chrysotile Detected	Yes	Bonded	Very good	High	Very high	Removal	Not required	6	m2	

No access areas

No access to Units 19, 21 and 22 for detailed internal or external inspections. There is a potential for variations in internal building materials and floor coverings. No full access to roof space in Unit 20 (height restrictions)

Appendix B

Laboratory certificates

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 284861

Client Details

Client	GHD Pty Ltd
Attention	Evette Griffin
Address	57-63 Herbert Street, Artarmon, NSW, 2064

Sample Details

Your Reference	**12569856**
Number of Samples	19 Material
Date samples received	08/12/2021
Date completed instructions received	08/12/2021

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Please refer to the last page of this report for any comments relating to the results.

Report Details

Date results requested by	15/12/2021
Date of Issue	13/12/2021

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Asbestos Approved By
Analysed by Asbestos Approved Analyst: Wonnie Condos
Authorised by Asbestos Approved Signatory: Lucy Zhu
Results Approved By
Lucy Zhu, Asbestos Supervisor

Authorised By

Nancy Zhang, Laboratory Manager

Asbestos ID - materials						
Our Reference		284861-1	284861-2	284861-3	284861-4	284861-5
Your Reference	UNITS	MW01	MW02	MW03	MW04	MW05
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	09/12/2021	09/12/2021	09/12/2021	09/12/2021	09/12/2021
Mass / Dimension of Sample	-	25x20x2mm	20x15x2mm	20x15x2mm	20x15x2mm	50x20x3mm
Sample Description	-	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Beige fibre cement material	Brown vinyl tile & adhesive
Asbestos ID in materials	-	Chrysotile asbestos detected Organic fibres detected	Chrysotile asbestos detected Organic fibres detected	Chrysotile asbestos detected Organic fibres detected	Chrysotile asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected
Trace Analysis	-	[NT]	[NT]	[NT]	[NT]	No asbestos detected

Asbestos ID - materials						
Our Reference		284861-6	284861-7	284861-8	284861-9	284861-10
Your Reference	UNITS	MW06	MW07	MW08	MW09	MW10
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	09/12/2021	09/12/2021	09/12/2021	09/12/2021	09/12/2021
Mass / Dimension of Sample	-	70x40x6mm	25x15x6mm	15x10x4mm	20x20x3mm	60x40x2mm
Sample Description	-	Grey fibre cement material	Grey fibre cement material	Grey fibre cement material	Grey fibre cement material	White vinyl tile & adhesive
Asbestos ID in materials	-	Chrysotile asbestos detected Amosite asbestos detected	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected	No asbestos detected Organic fibres detected
Trace Analysis	-	[NT]	[NT]	[NT]	[NT]	No asbestos detected

Asbestos ID - materials						
Our Reference		284861-11	284861-12	284861-13	284861-14	284861-15
Your Reference	UNITS	MW11	MW12	MW13	MW14	MW15
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	09/12/2021	09/12/2021	09/12/2021	09/12/2021	09/12/2021
Mass / Dimension of Sample	-	50x30x2mm	30x25x2mm	50x40x2mm	20x20x2mm	25x20x3mm
Sample Description	-	Beige vinyl tile & adhesive	Beige vinyl sheet	Grey vinyl tile	Beige fibre cement material	Beige fibre cement material
Asbestos ID in materials	-	No asbestos detected Organic fibres detected	Chrysotile asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected	Chrysotile asbestos detected Organic fibres detected	Chrysotile asbestos detected Organic fibres detected
Trace Analysis	-	No asbestos detected	[NT]	No asbestos detected	[NT]	[NT]

Asbestos ID - materials					
Our Reference		284861-16	284861-17	284861-18	284861-19
Your Reference	UNITS	MW16	MW17	MW18	MW19
Type of sample		Material	Material	Material	Material
Date analysed	-	09/12/2021	09/12/2021	09/12/2021	09/12/2021
Mass / Dimension of Sample	-	15x10x3mm	45x35x2mm	30x15x2mm	30x30x2mm
Sample Description	-	Beige fibre cement material	White vinyl tile & fibrous backing	Beige fibre cement material	Beige vinyl tile & adhesive
Asbestos ID in materials	-	Chrysotile asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected	Chrysotile asbestos detected Amosite asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected
Trace Analysis	-	[NT]	No asbestos detected	[NT]	No asbestos detected

Method ID	Methodology Summary
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Report Comments

Note, even after disintegration, it can be difficult to detect the presence of asbestos in some asbestos containing bulk materials using PLM and dispersion staining. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.

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