



ASBESTOS CLEARANCE



78 Batt Street, Sefton

PREPARED BY
BBN CONSULTING

PREPARED FOR
Newstar Demolition Pty Ltd



bbnconsulting.com



0421 748 867



info@bbnconsulting.com

Document Control

Revision	Document ID	Author	Reviewed By	Date
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Project Overview

BBN Consulting was engaged to complete an asbestos clearance inspection at the site and for the client listed below. This report details the findings of the visual inspection undertaken following the removal of specific Asbestos Containing Materials (ACM) from the site.

Project ID:	BBN.4418
Site Address:	78 Batt Street, Sefton
Name of Client:	Newstar Demolition Pty Ltd
Date of Inspection:	15/05/25
Name of Inspector:	Nicholas Braid (LAA001232)
Asbestos Removal Contractor:	Newstar Demolition Pty Ltd
Asbestos Removal Contractor License:	AD212520
Areas Inspected:	Visible and safely accessible surfaces in place of the former ACM only: - Eaves surrounding

Scope

At the completion of the asbestos removal works, a visual clearance inspection was undertaken. The purpose of the inspection was to confirm that the asbestos containing materials and associated debris have been successfully removed as per the scope of works. Any areas outside the areas inspected above do not form part of this clearance certificate as the visual inspection was undertaken to the noted cleared areas only.

Summary

Asbestos containing materials and associated debris have been successfully removed as per the scope of works itemized as 'cleared areas'. No visual Asbestos Containing Materials were observed to the areas of remediation and the visual asbestos clearance inspection is deemed satisfactory.

No visible Asbestos or associated debris from the noted Asbestos removal work was visible, normal activities may resume in this area.

Limitations

This report is limited by the physical constraints of the structure inspected, the extent and location of any possible in-situ Asbestos Containing Materials that is not visually inspected on the day of inspection does not form part of this clearance certificate. Areas that are not visually inspected include but are not limited to; Asbestos cement sheeting/vinyl tiles and/or adhesive obstructed by upgrades and/or floor coverings, asbestos cement pipe work buried in pits, asbestos cement sheeting used in building formwork, asbestos insulation on pipe work in wall cavities or in subfloor areas, asbestos insulation on pipe chasers in concrete/brick walls and floors. Be aware of the possibility of encountering asbestos when undertaken demolition/evacuation/building works, giving attention to the mentioned inaccessible areas or areas that are not visually inspected. If this occurs, cease the work immediately, notify the person in charge & follow an unexpected Asbestos and/or ACM finds protocol

Prepared and Approved By:

Nicholas Braid
Senior Environmental Consultant
Licenced Asbestos Assessor (LAA001232)



☎ 0421 748 867
✉ nick.braid@bbnconsulting.com
📍 bbnconsulting.com

Final disclaimer: This report has been prepared for the use of the above mentioned client only. It is based upon site conditions and observations made at the time of inspection. Due to the security arrangements of individual sites, this report is therefore only valid at the time of inspection. We accept no responsibility or liability for the completeness of the removal works undertaken by the licensed asbestos removal contractor. No responsibility is accepted, and liability disclaimed for the use of this report for any other purpose, or by any third party, nor does it imply that no other hazardous conditions or materials exist.