



Request for Tender

Architectural Services for Design of the
Commercial Enhancement of Pier Street Car Park.

RFT000206

Specification Attachment 2

ESS, 2023, Asbestos Register, Pier Street Car Park and Retail,
87-89 Pier Street, Perth 6000.

ASBESTOS REGISTER

Pier Street Car Park and Retail

87-89 Pier Street, Perth 6000

24 May 2023

Prepared For:

City of Perth




Prepared By:

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DOCUMENT CONTROL

REVISIONS

Date	Rev	Details	Section	Prepared	Checked	Authorised
24/05/2023	1	ALL	ALL	Daryle Van Geest	John Breed	John Breed
						

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Copy Holder Details	Copy Number
City of Perth	1

REVIEW

Frequency	Date
Annual	04 April 2024

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STATEMENT OF LIMITATIONS

This report was prepared in agreement with the City of Perth and Environmental Site Services. The inspection was completed in a thorough and conscientious manner and no other warranty expressed or implied is made. This report should only be presented in full and may not be used to support any other objective other than that set out in the scope of the report.

Asbestos removal history and associated site clearances were requested from the client prior to the site inspection. Items listed as "removed" are done so in good faith, with Environmental Site Services understanding being; The asbestos materials were fully removed from site by a licenced asbestos removalist, disposed of at a licenced waste facility, no suspect material associated with removal remain and that there was a thorough and robust clearance process undertaken in accordance with current legislation. Furthermore, Environmental Site Services holds no responsibility for the accuracy of the information provided by the client, or accuracy of the information including but not limited to sampling numbers, locations, quantities, images, laboratory results or laboratory certificates in any previous asbestos register referenced to, or used within this asbestos register.

The audit was conducted in the form of a visual inspection incorporating a non-invasive sampling program located at Pier Street Car Park and Retail, 87-89 Pier Street, Perth 6000.

Owing to the fact that asbestos material was widely used in the construction industry and the limitations of non-invasive sampling, some asbestos material may not be identified.

Such locations may include:

- Beneath floor coverings;
- With in ceiling cavities;
- Within wall cavities;
- Within subfloors / crawl spaces;
- Within soils;
- Within overgrown gardens and/or 'lawn' areas;
- Within belongings;
- Within debris;
- Service shafts concealed within the building structure;
- Areas deemed unsafe at the time of the audit;
- Energised services such as gas and electrical;
- Voids only accessible through major demolition works;
- Former asbestos containing fence lines snapped off at ground level;
- Former asbestos containing walls that have been snapped off at slab level;
- Areas which would require the dismantling of equipment;
- Asbestos containing packers to all of the structure including the roof cavity and floor substructure;
- Underground pipe work including conduits, storm water services, and water services; and
- High voltage rooms.

Only destructive sampling or substantial demolition would locate all asbestos material. Any material discovered and suspected of being asbestos containing should be assessed in its own right and expert opinion sought in its management.

EXECUTIVE SUMMARY

The key findings and recommendations of the Asbestos Audit undertaken on 4/04/2023 at Pier Street Car Park and Retail by Daryle Van Geest are summarised below.

KEY FINDINGS

ASBESTOS

FRIABLE asbestos material was identified in the following locations;

Item No.	Building	Location	Item	Sample Status	Material	Action Rating
47718	Car park	All Floors (internal) Riser Cupboard Fire Door	Fire door "unbadged"	Assumed Asbestos	Encapsulated Friable Material	A2
47727	Car park	All Floors (internal) Elevator Lobbies	Elevator fire doors	Assumed Asbestos	Encapsulated Friable Material	A4

BONDED asbestos material was identified in the following locations;

Item No.	Building	Location	Item	Sample Status	Material	Action Rating
47714	Car park	Ground Floor EF2 & AHU 2	Fibre cement wall sheet	Asbestos Detected	Cement Product	A4
47720	Car park	Basement Comms Room	Waterproofing membrane	Assumed Asbestos	Bituminous Product	A4
47721	Car park	Basement Lift Motor Rooms	Wilco metallic switchgear	Assumed Asbestos	Gaskets (compressed)	A4
47726	Car park	Basement Wall Penetrations	Service conduits	Assumed Asbestos	Cement Product	A4
47715	Car park	External Ground Skylight, Pier St Entry.	Skylight plenum panels	Assumed Asbestos	Cement Product	A4
47730	Tenancy - Cheveux Hair	Ground Floor Cheveux Hair	Wilco metallic switchgear	Assumed Asbestos	Gaskets (compressed)	A4
47729	Tenancy - Pawn Broker	Ground Floor Tenancy - Pawn Broker	Vinyl flooring	Assumed Asbestos	Vinyl Tiles	A4
47728	Tenancy - Pawn Broker	Ground Floor Pawn Broker - Sink	Sink sound dampening membrane	Assumed Asbestos	Bituminous Product	A4

Removed Items Items identified previously that are now removed

Building	Item / Material	Sample Number	Clearance Information
Pier St Car Park and Retail (Main DB Cupboard)	Riser Penetration Panels	QED ID No. 10066	The riser panels have been removed. Advice given to ENVSS from CoP this was removed circa 2021/22. Clearance by others and contact CoP for Clearance Certificate.
Pier St Car Park and Retail (Main DB Cupboard)	Door Backing	QED ID No. 31923	The door backings have been removed. Advice given to ENVSS from CoP this was removed circa 2021/22. Clearance by others and contact CoP for Clearance Certificate.
Pier St Car Park and Retail (Former Optometrist)	Under Sink Membrane	Assumed Asbestos	The door backings have been removed. Advice given to ENVSS from CoP this was removed circa 2021/22. Clearance by others and contact CoP for Clearance Certificate.
Pier St Car Park and Retail (Main DB Cupboard)	Dust to electrical mounting board	QED ID No. 10431	Advice given to ENVSS from CoP and as per previous register (QED Report ID: 28418r0) this was removed circa July 2016 by GBAR Australia Asbestos Removals. Clearance issued by QED environmental Service, contact CoP for Clearance Certificate.
Pier St Car Park and Retail (Main DB Cupboard)	Electrical Mounting Board	QED ID No. 10431	The EMB's have been removed. Advice given to ENVSS from CoP this was removed circa 2021/22. Clearance by others and contact CoP for Clearance Certificate.
Pier St Car Park and Retail (Throughout)	Fire Doors	Assumed Asbestos	The Fire doors have been removed. Advice given to ENVSS from CoP this was removed circa 2019. Clearance by others and contact CoP for Clearance Certificate.

AREAS OF LIMITED OR NO ACCESS - SUSPECTED TO CONTAIN ASBESTOS

Item No.	Building	Location	Item
47719	Car park	Ground Floor Western Power Hv Room	The room could not be accessed because the door was locked.

KEY RECOMMENDATIONS

Based on the site inspection, Environmental Site Services recommends the following:

- **The central service duct, accessible from all floors, has mostly unbadged fire doors in place, see item [47718](#). The door on level 3/4 was observed as having no cover plate or key mechanism with exposed and unsealed assumed asbestos material. These doors should be appropriately sealed or replaced by a licensed asbestos removal contractor.**
- **Elevator doors in their current state are considered encapsulated, if refurbishment or replacement works are planned, there is a high likelihood that disturbing the elevator doors will change their [condition assessment](#). ENVSS suggests invasive sampling of the elevator doors and further consultation on their in situ management or their safe and effective removal.**
- Elimination and Removal of asbestos material is the preferred control option as it removes the hazard from the property/workplace, however the removal process does pose an increased risk to personnel engaged in the removal. Asbestos removal work must be conducted in accordance with the WorkSafe WA Code of Practice How to safely remove asbestos and is to be carried out by a licensed asbestos contractor.
 - [Clearances](#), as required by the WorkSafe WA Code of Practice: How to manage and control asbestos in the workplace, 2022 must be sought after any asbestos removal at a workplace prior to reoccupation, or the continuance of normal works within the asbestos removal area.
- Where removal is not the preferred option and asbestos containing materials are to remain in situ the management of the asbestos material is to be undertaken in accordance with the *WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022*. This ensures asbestos materials are not damaged or allowed to deteriorate to such an extent that building occupants, employees, external contractors, or visitors are unnecessarily exposed to airborne asbestos fibres.
- Implementation of an Asbestos Management Plan (AMP) to comply with asbestos legislation. The AMP should identify those who are responsible for decision making in the asbestos management process and their roles and responsibilities.
- Repair damaged or deteriorated materials, where noted repairs should be carried out as soon as practicable, such methods may include:
 - Encapsulation, which refers to the coating of the outer surface of the asbestos material by the application of some form of compound that usually penetrates to the substrate and hardens the material.
 - Sealing is the process of covering the surface of the material with a protective coating impermeable to asbestos. Either of these options helps protect the asbestos from mechanical damage and is designed to reduce the risk of exposure by preventing the release of asbestos fibres into the airborne environment. This control method is not considered to be an acceptable alternative to repairing or removing severely damaged asbestos materials.
- Repairs to be carried out as recommended by a licensed asbestos contractor.
- Maintain caution labels on asbestos material.
- Maintain asbestos register onsite.
- Inspect asbestos material as defined in the survey results register.
- A hazardous material survey prior to major refurbishment or demolition.

INTRODUCTION

Environmental Site Services was requested by the City of Perth to inspect the property being Pier Street Car Park and Retail for the purpose of conducting and compiling an asbestos risk assessment and register.

The inspection was conducted to fulfil the person in control of a premise's obligations under legislation and codes of practice. The conducted audit and register provides the following information:

- A register of asbestos material onsite;
- A risk assessment of those materials;
- Action rating and recommendations on the management of those asbestos materials.

An Environmental Site Services hazardous material consultant conducted a visual inspection and non-invasive sampling program on the property. The inspection was limited by non-invasive sampling, access to some areas, and the widespread ad hoc use of asbestos in the construction industry. Environmental Site Services recommends invasive sampling techniques be employed where any major refurbishment or major demolition works are to take place.

SURVEY METHODOLOGY

The survey for asbestos containing materials involved a visual inspection and non-invasive sampling where practicable taking into consideration;

- property history;
- property age;
- the products used in making the building, structure or plant;
- the fixtures used in fitout of the building, structure or plant;
- known asbestos containing materials;
- building plans;
- design specifications; and
- correspondence with builders and plant manufacturers.

The survey for asbestos materials was conducted in accordance with the WorkSafe WA Code of Practice: How to Manage and Control Asbestos in the Workplace. Materials were identified through visual identification or Polarised Light Microscopy with Dispersion Staining Techniques by a National Association of Testing Authorities (NATA) accredited facility.

RISK ASSESSMENT

The purpose of the risk assessment in this report is to assess the potential risk to building occupiers, contractors and the general public from asbestos material. The risk assessment is used in determining control measures for the management of asbestos material.

To assess the risk posed by the presence of asbestos material, all relevant factors must be considered. The factors include:

- Product Type;
- Condition (e.g. is the item intact or damaged, what is the nature and extent of the damage);
- Friability / Surface Treatment;
- Asbestos Type;
- Extent (e.g. is there sufficient quantity of the material to cause significant exposure);
- Accessibility (e.g. is the material in a populated area near sensitive receptors);
- Disturbance potential (i.e. how likely is the material to be disturbed given the information above).

Condition, friability, accessibility, disturbance potential and professional judgement are used to determine the risk rating of the material.

It should be noted that a high-risk rating does not necessarily pose an immediate health threat when used in conjunction with control recommendations.

PRODUCT TYPE

The product type categorises asbestos materials

Product Type	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.

CONDITION ASSESSMENT

The condition assessment of the asbestos material identifies the degree of damage or deterioration.

Good	0	Good condition – Asbestos materials with no signs of damage and/or deterioration of material.
Fair	1	Fair condition – Asbestos materials with minor signs of damage and/or deterioration, including but not limited to minor cracking, minor damage, minor wear and tear.
Poor	2	Poor condition – Asbestos materials with a significant amount of damage and/or deterioration of material, or that the material is unserviceable for its intended use. This includes but is not limited to significant cracking and other mechanical and physical damage, weathering and water damage.
Very Poor	3	Very poor condition – Asbestos materials with a high amount of damage or deterioration, or visible debris

FRIABILITY / SURFACE TREATMENT

Friable material describes the ease in which material can be crumbled with hand pressure and is therefore likely to emit or release airborne fibres.

Non -Friable Asbestos (Bonded)	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles Non-Friable or bonded asbestos typically comprises asbestos fibres tightly bound in a non- asbestos matrix such as vinyl or cement.
Enclosed	1	Enclosed sprays and lagging, asbestos insulating board/AIB (with exposed face painted or encapsulated), asbestos cement sheets etc
Unsealed	2	Unsealed AIB, or encapsulated lagging and sprays
Friable Asbestos	3	Unsealed lagging and sprays. Examples of friable asbestos material include asbestos lagging, sprayed insulation, millboard, felt and woven asbestos matting. Material can be crumbled with hand pressure. Bonded materials may become friable due to damage from mechanical force. Materials such as asbestos containing cement pipe or sheeting may release airborne asbestos fibres if subjected to drilling, sawing or sanding.

ACCESSIBILITY/DISTURBANCE POTENTIAL

Describes the likelihood of disturbance and accessibility of material.

Rare	0	Rare disturbance activity – Asbestos materials that are rarely accessed, e.g. seldom used store rooms.
Low	1	Low disturbance potential/accessibility – Asbestos materials that are not easily accessible and/or are not in locations in which they are likely to sustain damage.
Moderate	2	Moderate disturbance potential/accessibility – Asbestos materials that are visible but where physical access is impeded and/or are in locations in which they may sustain impact and may result in damage or deterioration of the material.
High	3	High disturbance potential/accessibility – Asbestos materials that are in a physical location where building occupants might readily access them without the use of assistance and/or in locations in which they are likely to sustain damage or deterioration of the material.

ASBESTOS TYPE

Asbestos mineralogy

Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite. e.g. Amosite or Fibrous Anthophyllite, Actinolite or Tremolite
	3	Crocidolite

RISK RATING

The risk factors described above are used to rank the health risk posed by the presence of asbestos containing materials.

Very Low	1 - 4	These materials pose a very low health risk to employees, contractors and the general public providing the material stays in its current state and continues to have low accessibility.
Low	5-7	These asbestos materials pose a low health risk to employees, contractors and the general public providing the material stays in its current state and continues to have low accessibility.
Moderate	8 -11	A moderate risk rating applies to materials that pose a health risk if not managed correctly.
High	12 -15	High risk rating materials pose a risk to health and require management to reduce risk.

ACTION RATING SYSTEM

The asbestos action rating system is used to implement risk management of asbestos hazards. The rating system assists in ranking asbestos risks, planning of reinspections and removal/abatement works.

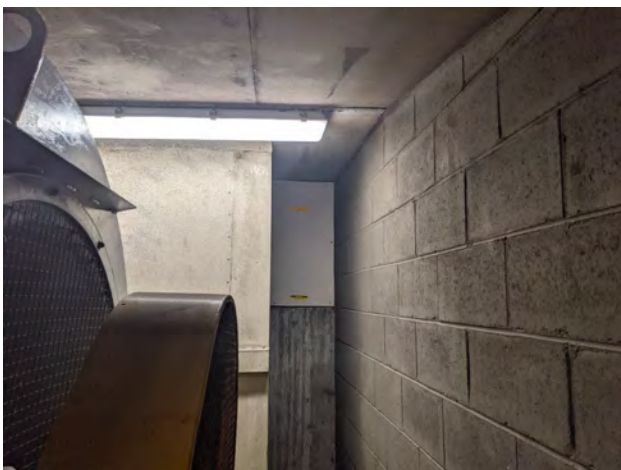
Action 4: Very Low Risk - Inspect Annually	
A4 (Very Low Risk Score 1 - 4)	Material is in stable condition and presents a very low risk. Material is unlikely to be damaged under normal circumstances. Inspection should be undertaken annually. No immediate remediation action required. Removal should take place by a relevant license holder during major refurbishment/demolition.
Action 3: Low Risk - Inspect Regularly	
A3 (Low Risk Score 5 - 7)	Material in its current condition presents a low risk, the material should be inspected regularly. No immediate remediation action required. Remediation should take place by a relevant license holder/removalist during major refurbishment/demolition.
Action 2: Moderate Risk - Organise Removal/Encapsulation Works as soon as Practicable	
A2 (Medium Risk Score 8 - 11)	Material is damaged and while not posing an immediate hazard presents a moderate health risk. Removal/encapsulation measures are to be put in place by a relevant license holder/removalist as soon as practicable. Material of a moderate risk can be reduced to a low health risk if managed correctly.
Action 1: High Risk - Restrict Access and Organise Removal/Encapsulation Urgently	
A1 (High Risk Score 12 - 15)	Due to the material condition and/or location there is a high risk of exposure. It is recommended that access to the area be restricted and material removed/encapsulated urgently by a relevant license holder/removalist. Client to be contacted immediately.

SURVEY REGISTER:

Car park



Item Number:	47714	Action Rating:	A4
Location Description:	EF2 & AHU 2	Risk Rating:	Very Low
Item:	Fibre cement wall sheet	Friability	Non-Friable
Material Description:	Cement Product	Disturbance Potential:	Rare
Extent (approx.):	1 m ²	Condition:	Good (Undamaged)
Building:	Car park	Proposed Actions:	Removal by licensed asbestos contractor during refurbishment or demolition
Level:	Ground Floor, Internal	Additional Comments:	Unsealed, recommend sealing and reapplying warning labels.
Location Number:	001		
Sample Status:	Asbestos Detected	If Removing, Consult:	WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 5, Asbestos cement products; WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.
Sample Number:	Previously sampled by QED as 10066		
Label Status	Labelled	If Mitigating Potential Risks, Consult:	WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Safe work practice 2 - Sealing, painting, coating and cleaning of asbestos cement products; WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.
Laboratory Reference:	AEC report No. 93121		



Item Number:	47715	Action Rating:	A4
Location Description:	Skylight, Pier St Entry.	Risk Rating:	Very Low
Item:	Skylight plenum panels	Friability	Non-Friable
Material Description:	Cement Product	Disturbance Potential:	Rare
Extent (approx.):	30 m ²	Condition:	Good (Undamaged)
Building:	Car park	Proposed Actions:	Investigate prior to refurbishment or demolition
Level:	External Ground	Additional Comments:	At height, unable to sample.
Location Number:	001		
Sample Status:	Assumed Asbestos	If Removing, Consult:	WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 5, Asbestos cement products; WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.
Sample Number:	Not Sampled		
Label Status	Unlabelled	If Mitigating Potential Risks, Consult:	WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Safe work practice 2 - Sealing, painting, coating and cleaning of asbestos cement products; WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.
Laboratory Reference:	-		



Item Number:	47718	Action Rating:	A2
Location Description:	Riser Cupboard Fire Door	Risk Rating:	Moderate
Item:	Fire door "unbadged"	Friability	Friable
Material Description:	Encapsulated Friable Material	Disturbance Potential:	Rare
Extent (approx.):	1 No.	Condition:	Poor (Damaged)
Building:	Car park	Proposed Actions:	These doors should be appropriately sealed or replaced by a licensed asbestos removal contractor.
Level:	All Floors (internal)	Additional Comments:	Level 3/4 is exposed and unsealed.
Location Number:	001		
Sample Status:	Assumed Asbestos	If Removing, Consult:	<p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Section 1.2 Licence requirements for Asbestos removal work;</p> <p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.</p>
Sample Number:	Not Sampled		
Label Status	Labelled	If Mitigating Potential Risks, Consult:	<p>WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Section 2.6 Assessing the risk of exposure;</p> <p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.</p>
Laboratory Reference:	-		



Item Number:	47719	Action Rating:	A3
Location Description:	Western Power HV Room	Risk Rating:	Unknown
Item:	Unknown	Friability	Unknown
Material Description:	Unknown	Disturbance Potential:	Unknown
Extent (approx.):	Unknown	Condition:	Unknown
Building:	Car park	Proposed Actions:	Inspect as soon as practicable
Level:	Ground Floor, Internal	Additional Comments:	The room could not be accessed because the door was locked.
Location Number:	001		
Sample Status:	Assumed Asbestos	If Removing, Consult:	<p>WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Section 2.3 Assuming asbestos or ACM is present_Inaccessible areas;</p> <p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.</p>
Sample Number:	Not Sampled		
Label Status	-	If Mitigating Potential Risks, Consult:	<p>WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Section 2.3 Assuming asbestos or ACM is present_Inaccessible areas;</p> <p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.</p>
Laboratory Reference:	-		



Item Number:	47720	Action Rating:	A4
Location Description:	Comms Room	Risk Rating:	Very Low
Item:	Waterproofing membrane	Friability	Non-Friable
Material Description:	Bituminous Product	Disturbance Potential:	Rare
Extent (approx.):	10 m ²	Condition:	Fair (Minor Damage)
Building:	Car park	Proposed Actions:	Monitor and maintain existing sealant in good condition
Level:	Basement, Internal	Additional Comments:	Observed on the wall of the comms room, Isolate HVAC and sample prior to disturbance.
Location Number:	001		
Sample Status:	Assumed Asbestos	If Removing, Consult:	WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 5, Removing bituminous (malthoid) products; WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.
Sample Number:	Not Sampled		
Label Status	Labelled	If Mitigating Potential Risks, Consult:	WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Section 2.6 Assessing the risk of exposure; WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices
Laboratory Reference:	-		



Item Number:	47721	Action Rating:	A4
Location Description:	Lift Motor Room (1,2 &)	Risk Rating:	Very Low
Item:	Wilco metallic switchgear	Friability	Non-Friable
Material Description:	Gaskets (compressed)	Disturbance Potential:	Rare
Extent (approx.):	1 No.	Condition:	Good (Undamaged)
Building:	Car park	Proposed Actions:	Removal by licensed asbestos contractor during refurbishment or demolition
Level:	Basement, Internal	Additional Comments:	Light switch to motor room for lifts 1,2 & 3
Location Number:	001		
Sample Status:	Assumed Asbestos	If Removing, Consult:	<p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 5, Page 92 - Removal of gaskets and rope seals;</p> <p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.</p>
Sample Number:	Not Sampled		
Label Status	Unlabelled	If Mitigating Potential Risks, Consult:	<p>WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Section 2.6 Assessing the risk of exposure;</p> <p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3 Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.</p>
Laboratory Reference:	-		



Item Number:	47722	Action Rating:	-
Location Description:	Murray St Entry	Risk Rating:	-
Item:	Upper infill panels	Friability	-
Material Description:	Cement Product	Disturbance Potential:	-
Extent (approx.):	m ²	Condition:	-
Building:	Car park	Proposed Actions:	-
Level:	External Ground	Additional Comments:	Infill panel above auto doors.
Location Number:	001		
Sample Status:	No Asbestos Detected	If Removing, Consult:	-
Sample Number:	Previously sampled by QED as 09331		
Label Status	-	If Mitigating Potential Risks, Consult:	-
Laboratory Reference:	ARL Report No. 16-08298-02		



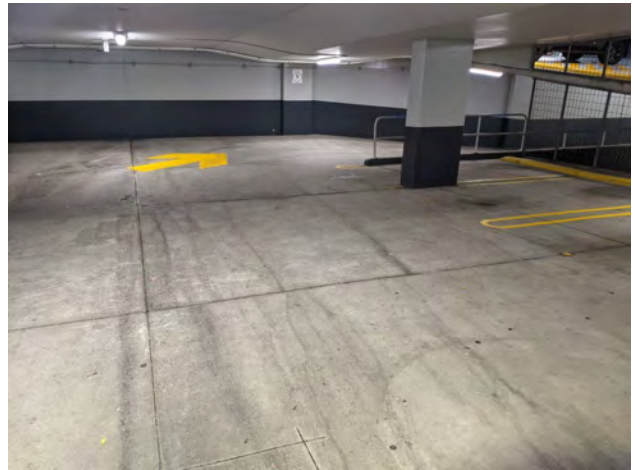
Item Number:	47723	Action Rating:	-
Location Description:	Lift Motor Room	Risk Rating:	-
Item:	Fibre cement wall panelling	Friability	-
Material Description:	Cement Product	Disturbance Potential:	-
Extent (approx.):	15 m ²	Condition:	-
Building:	Car park	Proposed Actions:	-
Level:	Ground Floor, Internal	Additional Comments:	Labeled and dated Hardie Sheet.
Location Number:	001		
Sample Status:	No Asbestos Detected	If Removing, Consult:	-
Sample Number:	Previously sampled by QED as 09330		
Label Status	-	If Mitigating Potential Risks, Consult:	-
Laboratory Reference:	ARL Report No. 16-08298-01		



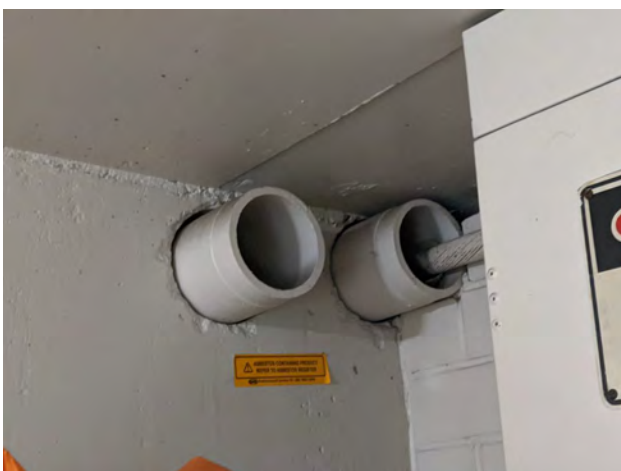
Item Number:	47724	Action Rating:	-
Location Description:	Pier St Lunch Room	Risk Rating:	-
Item:	Fascia infill panels	Friability	-
Material Description:	Cement Product	Disturbance Potential:	-
Extent (approx.):	Unknown	Condition:	-
Building:	Car park	Proposed Actions:	-
Level:	Ground Floor, Internal	Additional Comments:	Panels shown in QED Report No. 28418r0 could not be identified during the 2023 survey. COP representative confirmed that the locations in images below are the same location.
Location Number:	001		
Sample Status:	No Asbestos Detected	If Removing, Consult:	-
Sample Number:	Previously sampled by QED as 10430		
Label Status	-	If Mitigating Potential Risks, Consult:	-
Laboratory Reference:	AEC Report No. 96504		



Item Number:	47725	Action Rating:	-
Location Description:	Expansion Joints	Risk Rating:	-
Item:	Expansion joint mastic	Friability	-
Material Description:	Mastic	Disturbance Potential:	-
Extent (approx.):	Throughout lin m	Condition:	-
Building:	Car park	Proposed Actions:	-
Level:	All Floors (internal)	Additional Comments:	-
Location Number:	001		
Sample Status:	No Asbestos Detected	If Removing, Consult:	-
Sample Number:	Previously sampled by QED as 10065		
Label Status	-	If Mitigating Potential Risks, Consult:	-
Laboratory Reference:	AEC Report No. 93121		



Item Number:	47726	Action Rating:	A4
Location Description:	Wall Penetrations	Risk Rating:	Very Low
Item:	Service conduits	Friability	Non-Friable
Material Description:	Cement Product	Disturbance Potential:	Rare
Extent (approx.):	Unknown No.	Condition:	Good (Undamaged)
Building:	Car park	Proposed Actions:	Monitor and maintain in good condition
Level:	Basement, Internal	Additional Comments:	Observed in basement EF-1, assumed to be present throughout the car park.
Location Number:	001		
Sample Status:	Assumed Asbestos	If Removing, Consult:	WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 5, Asbestos cement products. WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.
Sample Number:	Not Sampled		
Label Status	Labelled	If Mitigating Potential Risks, Consult:	WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Safe work practice 2 - Sealing, painting, coating and cleaning of asbestos cement products; WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Appendix 7, Safe work practice 4 — Replacing cabling in asbestos cement conduits or boxes. WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.
Laboratory Reference:	-		



Item Number:	47727	Action Rating:	A4
Location Description:	Elevator Lobbies	Risk Rating:	Very Low
Item:	Elevator fire doors	Friability	Encapsulated Friable Material
Material Description:	Encapsulated Friable Material	Disturbance Potential:	Rare
Extent (approx.):	Est 28 No	Condition:	Good (Undamaged)
Building:	Car park	Proposed Actions:	Monitor and maintain in good condition
Level:	All Floors (internal)	Additional Comments:	Bank of 3 lifts and bank of 1 lift.
Location Number:	001		
Sample Status:	Assumed Asbestos	If Removing, Consult:	WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Section 3.12 Removing friable asbestos; WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.
Sample Number:	Not Sampled		
Label Status	Unlabelled	If Mitigating Potential Risks, Consult:	WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Section 2.6 Assessing the risk of exposure; WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.
Laboratory Reference:	-		



Tenancy - Amisa Cafe



No Suspect Materials Identified

Tenancy - Cheveux Hair (Formerly)



Item Number:	47730	Action Rating:	A4
Location Description:	Cheveux Hair	Risk Rating:	Very Low
Item:	Wilco metallic switchgear	Friability	Non-Friable
Material Description:	Gaskets (compressed)	Disturbance Potential:	Rare
Extent (approx.):	3 No.	Condition:	Good (Undamaged)
Building:	Tenancy - Cheveux Hair (formerly)	Proposed Actions:	Removal by licensed asbestos contractor during maintenance, refurbishment or demolition
Level:	Ground Floor, Internal	Additional Comments:	On western elevation and adjacent to the entry door, surface mounted.
Location Number:	004		
Sample Status:	Assumed Asbestos	If Removing, Consult:	<p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 5, Page 92 - Removal of gaskets and rope seals;</p> <p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.</p>
Sample Number:	Not Sampled		
Label Status	Unlabelled	If Mitigating Potential Risks, Consult:	<p>WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Section 2.6 Assessing the risk of exposure;</p> <p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3 Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.</p>
Laboratory Reference:	-		



Tenancy - Optometrist (Formerly)



No Suspect Materials Identified

Tenancy - Pawn Broker (Formerly)



Item Number:	47728	Action Rating:	A4
Location Description:	Pawn Broker - Sink	Risk Rating:	Very Low
Item:	Sink sound dampening membrane	Friability	Non-Friable
Material Description:	Bituminous Product	Disturbance Potential:	Rare
Extent (approx.):	1 No.	Condition:	Good (Undamaged)
Building:	Tenancy - Pawn Broker	Proposed Actions:	Removal by licensed asbestos contractor during refurbishment or demolition
Level:	Ground Floor, Internal	Additional Comments:	Bristle branded sink
Location Number:	002		
Sample Status:	Assumed Asbestos	If Removing, Consult:	<p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 5, Removing bituminous (malthoid) products;</p> <p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices</p>
Sample Number:	Not Sampled		
Label Status	Labelled	If Mitigating Potential Risks, Consult:	<p>WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Section 2.6 Assessing the risk of exposure;</p> <p>WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.</p>
Laboratory Reference:	-		



Item Number:	47729	Action Rating:	A4
Location Description:	Tenancy - Pawn Broker	Risk Rating:	Very Low
Item:	Vinyl flooring	Friability	Non-Friable
Material Description:	Vinyl Tiles	Disturbance Potential:	Low
Extent (approx.):	65 m ²	Condition:	Good (Undamaged)
Building:	Tenancy - Pawn Broker	Proposed Actions:	Removal by licensed asbestos contractor during refurbishment or demolition
Level:	Ground Floor, Internal	Additional Comments:	The vinyl sheet appears to run under the full floor area.
Location Number:	002		
Sample Status:	Assumed Asbestos	If Removing, Consult:	WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 5, Removal of floor tiles; WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices.
Sample Number:	Not Sampled		
Label Status	Labelled	If Mitigating Potential Risks, Consult:	WorkSafe WA Code of Practice How to manage and control asbestos in the workplace 2022, Section 2.6 Assessing the risk of exposure; WorkSafe WA Code of Practice How to Safely Remove Asbestos 2022, Appendix 3, Respiratory protective equipment, AS/NZS 1715:2009 Selection, use and maintenance of respiratory protective equipment and AS/NZS 1716:2012 Respiratory protective devices
Laboratory Reference:	-		



End of report

DISCLAIMER

This report is prepared for the client's objectives and is formulated on this basis only. All limitations and conditions in the writing of this report are clearly agreed to by the client and Environmental Site Services prior to its formulation and may not be suitable or applicable for any other use other than that of the original intended objective. No other parties other than the client and Environmental Site Services should use this information without firstly conferring with Environmental Site Services.

Whilst all due care is taken, any information within this report that has relied on information from previous assessments made by others including visual inspections, laboratory testing and overall methodologies cannot be guaranteed for its accuracy or competency by Environmental Site Services.

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APPENDIX A – LEGISLATIVE REQUIREMENTS

This information is provided for guidance only, owing to frequent changes to legislation. It is the duty of those in charge of employees or premises to keep up to date with any changes.

LEGISLATION AND CODES OF PRACTICE

- Work Health and Safety Act 2020;
- Work Health and Safety (General) Regulations 2022;
- WorkSafe WA Code of Practice: How to manage and control asbestos in the workplace; and
- WorkSafe WA Code of Practice: How to safely remove asbestos.

INSPECTION REQUIREMENTS

A person with management or control of a workplace must ensure, so far as is reasonably practicable, that all asbestos or ACM at the workplace is identified by a competent person.

Identifying asbestos or ACM is the first step in managing the risk of exposure to asbestos in the workplace. As there may be more than one person in the workplace responsible for this duty, it is important that all duty holders consult, cooperate and coordinate with each other as well as consulting with workers and health and safety representatives.

The WHS Regulations define a competent person to be someone who has acquired knowledge and skills to carry out the task through training, a qualification or experience. Environmental Site Services highly recommend that only experienced individuals with several years experience in the identification and risk rating of asbestos should be engaged to identify and offer advice on the management or removal of asbestos containing material in the workplace.

REINSPECTION AND REVIEW

As per the Code of Practice a register review including risk assessments must be undertaken at least every five years as a minimum, however this frequency should be based on the risk of the materials onsite, the level of control to access to identified materials. Any changes identified to the condition of the asbestos material to be updated in the register, along with any asbestos removal information, such as asbestos removal control plans (ARCP), airborne fibre monitoring reports and clearance inspection reports.

REPORTING REQUIREMENTS

A workplace asbestos register must be held onsite where asbestos is present.

The register must include the location, extent, laboratory analysis, presumptions, limitations, risk assessments, control measures, and management recommendations.

WARNING SIGNS AND LABELLING

Warning signs and labels should supplement the workplace asbestos register to warn building occupiers and those working on the building of the presence of asbestos material. A competent person is to be engaged to determine the suitable location and number of signs/labels.

CLEARANCE INSPECTION AND CERTIFICATES

Clearance inspections must be carried out and clearance certificates issued by:

- an **independent competent person**, for asbestos work that is not required to be carried out by a Class A licensed asbestos removalist (for example, if removal work involved more than 10 m² of non-friable asbestos);
- the **independent competent person** must be a **licensed asbestos assessor** for Class A asbestos removal work (for example, if the removal work involved friable asbestos).

A clearance certificate must be issued in writing before the workplace can be re-occupied. The independent competent person or licensed asbestos assessor must not issue a clearance certificate unless they are satisfied that the asbestos removal area and the area immediately surrounding it are free from visible asbestos contamination.

If air monitoring is also conducted, the results of that test must show that any identified respirable asbestos fibre levels are below 0.01 fibres/mL.

AIRBORNE FIBRE (CONTROL) MONITORING

Control monitoring requirements will vary depending on the type of asbestos being removed, the location and position of the asbestos, if an enclosure is used and whether the asbestos removal work is within a building or outside.

Friable asbestos removal — control monitoring is mandatory for all friable asbestos removal. This includes prior to dismantling an enclosure and for the purposes of the clearance inspection. A licensed asbestos assessor must be engaged to carry out air monitoring.

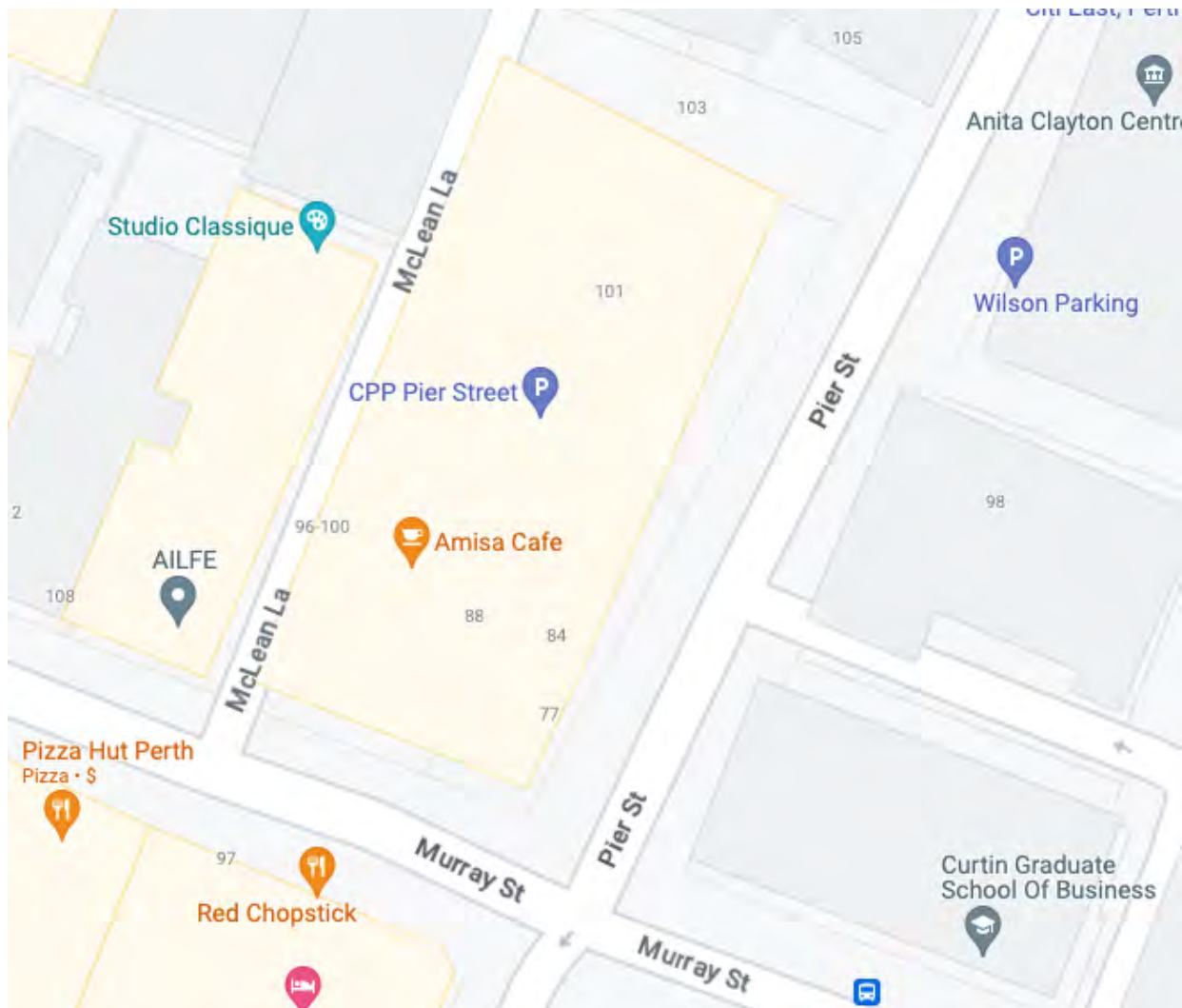
More than 10 m² of non-friable asbestos removal — control monitoring is not required but may be carried out by an independent competent person or licensed asbestos assessor to ensure that controls being used to eliminate or minimise exposure to airborne asbestos are effective.

Public location — air monitoring should be considered where the asbestos removal work is being undertaken in or next to a public location.

Air monitoring may also be required when:


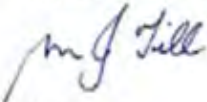
- it is not clear whether new or existing control measures are effective
- there is evidence (for example, dust deposits are outside the enclosure) the control measures have deteriorated as a result of poor maintenance
- modifications or changes in safe work methods have occurred that may adversely affect worker exposure
- there has been an uncontrolled disturbance of asbestos at the workplace

APPENDIX B - SITE PLAN



Site map courtesy of [Google Maps](https://www.google.com/maps)

APPENDIX C – LABORATORY RESULTS

AEC Environmental		Accredited for compliance with ISO/IEC 17025, Accreditation No. 17053, AEC Adelaide Laboratory. This document shall not be reproduced except in full.		 <small>NATIONAL METROLOGY ACCREDITATION</small>	
ASBESTOS IDENTIFICATION REPORT No. 93121					
CLIENT:	QED Environmental Services	ORDER:	EE11790-6		
ATTENTION:	Elise Eldridge	RECEIVED IN LAB:	15 June 2015		
SAMPLED BY:	As received	REPORT DATE:	19 June 2015		
<p>Test Method: In house method LOP-002 Asbestos Identification by Polarised Light Microscopy including Dispersion Staining (Based on AS4964-2004 Method for the qualitative identification of asbestos in bulk samples)</p>					
Client ID	Description	Asbestos	Organic Fibre		
10065	Dark brown fibrous layer	No	Yes		
10066	Off-white cement sheet	Chrysotile & Amosite	Yes		
<p>Approved Identifier and Signatory</p>  <p>Michael Till</p>					
<p><small>Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions (10065 is 20x10x3mm & 10066 is 10x5x2mm) and Descriptions are approximate only. Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and was not detected. OF (Organic Fibre) includes natural fibres and synthetic organic fibres.</small></p> <p><small>SOP044 NATA ID Report V6 March 2012 Page 1 of 1</small></p>					
<p><small>AEC Environmental Pty Ltd 12 Greenhill Road, Wayville SA 5034 PO Box 582 Unley SA 5061 T (08) 8299 9955 F (08) 8299 9954 E aeo@aecaust.com.au W www.aecaust.com.au ABN 31130561358</small></p>					



LABORATORY REPORT

ADDRESS: QED
PO Box 162
LEEDERVILLE WA 6903

Job Number: 16-08298
Revision: 00
Date: 24 October 2016

ATTENTION: Dave Collins

DATE RECEIVED: 22/10/2016

YOUR REFERENCE: DC 15492-8

PURCHASE ORDER: DC 15492-8

APPROVALS:


Ivan Hodgson
Approved Identifier


Adam Green
Approved Signatory



SAMPLING COMMENTS:

Samples are analysed on an "as received" basis

METHOD:


ASBID Qualitative identification of fibre type in bulk samples by Stereo Microscope Examination and Polarised Light Microscopy, including Dispersion Staining, using ARL in-house method ASBID and in accordance with AS4964-2004.

Sample Number	Sample Description	Sample Type	Approx. Sample Weight (g)	Asbestos in Bulk Sample
16-08298-1	Wall Panel 09930	Cement	<0.1	No Asbestos Detected Organic Fibres Detected
16-08298-2	Eaves Panel 09931	Paint + Cement	<0.1	No Asbestos Detected Organic Fibres Detected

REPORT COMMENTS:


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Analytical Reference Laboratory (WA) Pty. Ltd.
46-48 Banksia Road, Welshpool, Western Australia 6106 Telephone: 08 6253 4444 Facsimile: 08 6253 4440
www.arlwa.com.au AON: 91 050 159 695



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ACCREDITATION

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Accreditation No. 5450, Site No. 18611 Adelaide Laboratory.
The results of the tests, calibrations and/or measurements
included in this document are traceable to Australian/national
standards.
The information for the entries in the top table, with the
exception of date received and date analysed, is provided by
the client. The results relate only to the samples tested and are
for the sole use by the client.



GREENCAP
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 No: 42503

CLIENT: QED Environmental Services

ATTENTION: Adrian Mennie

SAMPLED BY: As received

CLIENT CONTACT: 1300 400 733

ORDER NO: AM28418

RECEIVED IN LAB: 27 April 2021

DATE ANALYSED: 29 April 2021

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	Sample Size	Description	Asbestos	Organic Fibre
31923	5x5x1mm	Unpainted grey fibre-cement sheet material	Chrysotile	Yes

Mostaq Bayazid

Mostaq Bayazid

Approved Identifier and Signatory

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

42503-ID, AM28418, 2021-04-22

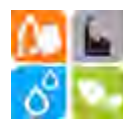
Report Date: 30 April 2021

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Any and all services carried out by Greencap for the Client are subject to the Terms and Conditions listed on the Greencap website <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)

Adelaide | Auckland | Brisbane | Canberra | Darwin | Melbourne | Perth | Sydney | Wollongong

**GREENCAP**

Accredited for compliance with ISO/IEC 17025
Accreditation No. 5430
Greencap-NAA Pty Ltd Adelaide Laboratory
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**ASBESTOS IDENTIFICATION REPORT No. 96504**

CLIENT: QED Environmental Services
ATTENTION: Elise Eldridge
SAMPLED BY: As received

ORDER: EE13345
RECEIVED IN LAB: 5 February 2016
REPORT DATE: 5 February 2016

Test Methods: In house method LOP-002 Asbestos Identification by Polarised Light Microscopy including Dispersion Staining (Based on AS4964-2004 Method for the qualitative identification of asbestos in bulk samples) and In house method LOP-005 Serpentine Detection and Chrysotile Non-detection by X-ray diffraction

Client ID	Description	Asbestos by PLM	Chrysotile by XRD	Organic Fibre
10427	Black/grey vinyl layer		No	
10428	Pale grey cement sheet, painted off-white	No		Yes
10429	Off-white cement sheet	No		Yes
10430	Brown cement sheet, painted grey	Chrysotile		Yes
10431	Dark brown resin layer	Chrysotile		
10432	Pale grey cement sheet, painted black	No		Yes
10433	Brown vinyl floor tile		No	
10434	Pale brown cement sheet	No		Yes
10435	Pale brown cement sheet, painted yellow	No		Yes
10436	Pale brown cement sheet, painted yellow	No		Yes
10437	Pale brown cement sheet, painted white	Chrysotile		Yes
10438	Brown cement sheet	Chrysotile		
10439	Pale grey cement sheet, painted white	Chrysotile		Yes
10440	Grey resin/paint layer on grey mortar		No	

Approved Identifier and Signatory (PLM) - Naciye Haliloff

Testing Officer and Signatory (XRD) - Michael Till

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions (cement sheet samples are 10x10x2mm, vinyl samples are 20x20x3mm and resin samples are 5x1x1mm) and Descriptions are approximate only. PLM = Polarized Light Microscopy, XRD = X-ray diffraction. Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and was not detected. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the Organic Fibre column implies not detected. A blank in the PLM or XRD column implies not tested by this method.

SCF062 NATA ID Report V3 December 2015

Page 1 of 1

Greencap-NAA Pty Ltd 12 Greenhill Road Wayville SA 5034 PO Box 582 Unley SA 5061
T (08) 8290 9955 E adelaide@greencap.com.au W www.greencap.com.au ABN 75006118010

DEFINITIONS

Accredited Laboratory	means a testing laboratory accredited by the National Association of Testing Authorities (NATA), Australia or similar accredited laboratory, or otherwise granted recognition by NATA solely or in conjunction with one or more other persons.
Air Monitoring	<p>means airborne asbestos fibre sampling to assist in assessing exposure to a hazardous substance and the effectiveness of implemented control measures. Air monitoring includes exposure monitoring and control monitoring.</p> <p>Note: Air monitoring should be undertaken in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)] .</p>
Airborne Asbestos Fibres	<p>means any fibres of asbestos small enough to be made airborne. For the purposes of monitoring airborne asbestos fibres, only respirable asbestos fibres (those fibres less than 3 µm wide, more than 5 µm long and with a length to width ratio of more than 3 to 1) are counted.</p> <p>Note: Airborne asbestos fibres are generated by the mechanical disintegration of Asbestos-Containing Materials (ACM) and subsequent dispersion of the fibres into the air from activities such as mining and the use, removal and disposal of asbestos and ACM. Airborne dust has the potential to contain respirable asbestos fibres.</p>
ALARP	means As Low As Reasonably Practicable. The exposure of workers and others to asbestos must be eliminated or otherwise kept as low as reasonably practicable, and in all circumstances must be kept below the NES.
Asbestos	means the asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals, including actinolite asbestos, grunerite (or amosite) asbestos (brown), anthophyllite asbestos, chrysotile asbestos (white), crocidolite asbestos (blue) and tremolite asbestos, or a mixture that contains one or more of these.
Asbestos Cement (AC)	means products consisting of sand aggregate and cement reinforced with asbestos fibres (e.g. asbestos cement pipes and flat or corrugated asbestos cement sheets).
Asbestos contaminated dust (ACD)	means dust that has settled and is (or is assumed to be) contaminated with asbestos.
Asbestos-Containing Material (ACM)	means any material, object, product or debris that as part of its design contains asbestos.
Asbestos Removalist	<p>means a person conducting business or undertaking who carries out asbestos removal work</p> <p>Note: An asbestos removal licence is required in all State and Territory jurisdictions for the removal of friable ACM. Some States and Territories also require a licence for removal of specified quantities of ACM, regardless of whether they are friable, and relevant OHS authorities should be consulted prior to any removal work.</p>

Asbestos Vacuum Cleaner	means a H Class vacuum that conforms to the requirements of AS/NZS 60335.2.69:2017 Household and similar electrical appliances – Safety – Particular requirements for wet and dry vacuum cleaners, including power brush, for industrial and commercial use or its equivalent. Filters for these vacuum cleaners must conform to the requirements of AS 4260-1997 High efficiency particulate air (HEPA) filters – Classification, construction and performance or its equivalent.
Asbestos Removal Work	means work involving the removal of asbestos or ACM. note: Class A asbestos removal work or Class B asbestos removal work as outlined in Part 8.10 of the WHS Regulations.
Asbestos Waste	means all removed ACM and disposable items used during asbestos related work, such as plastic sheeting used to cover surfaces in the asbestos work area, disposable coveralls, disposable respirators, rags used for cleaning
Debris	means material, large and heavy enough to have settled in the work area, that is likely to have originated from ACM.
Bonded (Asbestos)	means material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound. Note: Bonded ACM may become friable due to weathering, mechanical action such as a result of removal methods. ds. Example: highly weathered asbestos cement roofing, the grinding of waterproof membranes and adhesives.
Friable (Asbestos)	means material that is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry, and contains asbestos. Note: This may include ACM that have been subjected to conditions that leave them in a state where they meet the above definition, such as weathering, physical damage, water damage etc.
Inaccessible Areas	means areas cannot be accessed during normal daily activities or routine maintenance, areas such as locked rooms, ceiling spaces, wall cavities and the interiors of plant and equipment.
Hazard	means a situation or thing that has the potential to harm a person. Hazards at work may include: noisy machinery, a moving forklift, chemicals, electricity, working at heights, a repetitive job, bullying and violence at the workplace.
In situ asbestos	means asbestos or ACM fixed or installed in a structure, equipment or plant but does not include naturally occurring asbestos.
Membrane Filter Method (MFM)	means the technique outlined in the NOHSC Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)]
National Exposure Standard (NES)	means for asbestos a respirable fibre level of 0.1 fibres/mL of air measured in a person's breathing zone and expressed as a time-weighted average fibre concentration calculated over an eight-hour working day and measured over a minimum period of four hours in accordance with the membrane filter method. means an airborne concentration of a particular substance, within the worker's breathing zone, which according to current knowledge, should not cause adverse health effects or undue discomfort to nearly all workers. NES are established, from time to time, by the National Occupational Health and Safety Commission (NOHSC) and are published on the NOHSC website (see Appendix J). Note: The NES for all forms of asbestos is 0.1 fibres/mL of air, measured using the Membrane Filter Method (MFM).
Organic Fibres	means fibres which ash at approximately 400±300C. These include natural organic fibres such as cellulose, hemp, cotton, flax, jute and wool; man-made organic fibres such as polypropylene, polyester, nylon, kevlar and acrylics.

Person with management or Control of a workplace	means a person conducting a business or undertaking to the extent that the business or undertaking involves the management or control, in whole or in part, of the workplace but does not include — (a) the occupier of a residence, unless the residence is occupied for the purposes of, or as part of, the conduct of a business or undertaking; or (b) a prescribed person.
Personal Protective Equipment (PPE)	means equipment and clothing that provides protection against fibre penetration that is used, or worn by an individual person to protect themselves against, or minimise their exposure to, workplace risks. It includes items such as respiratory protective equipment (RPE), coveralls, goggles, helmets, gloves and footwear
Polychlorinated biphenyls (PCB)	includes any polychlorinated biphenyls that are present at a concentration of more than 50 parts per million, and includes any equipment or material that contains polychlorinated biphenyls at a concentration of more than 50 parts per million.
Respirable Asbestos Fibre	means a fibre of asbestos small enough to penetrate into the gas exchange regions of the lungs. Respirable asbestos fibres are technically defined as fibres that are less than 3 µm wide, more than 5 µm in length and have a length to width ratio of more than 3 to 1.
Risk	means the possibility that harm (death, injury or illness) might occur when exposed to a hazard. Note: In this code of practice, Risk relates to illness or disease arising from exposure to Airborne Asbestos Fibres.
Settled Dust Sampling	means the sampling and analysis of settled surface dust to provide an indication of cleanliness following disturbance of ACM. Settled dust sampling does not provide an indication of risk to health. Sampling techniques include the use of adhesive tape, wipe or micro-vacuum (using an air sampling pump and filter). Analysis can be by polarised light microscopy (PLM) or transmission electron microscopy (TEM). Note: Contamination may occur as a result of deterioration of, or work processes involving ACM.
Synthetic Mineral Fibre (SFM)	means a generic term used to collectively describe a number of amorphous (non-crystalline) fibrous materials including glassfibre, mineral wool and ceramic fibre.
Worker	means any person who carries out work for a person conducting a business or undertaking, including work as an employee, contractor or subcontractor (or their employee), self-employed person, outworker, apprentice or trainee, work experience student, employee of a labour hire company placed with a 'host employer' or a volunteer.
Workplace	means any place where work is carried out for a business or undertaking and includes any place where a worker goes, or is likely to be, while at work. This may include offices, factories, shops, construction sites, vehicles, ships, aircraft or other mobile structures on land or water.