



# COMPLIANCE ASBESTOS RE-INSPECTION AND RISK ASSESSMENT

NOVEMBER 2021

Report Reference:

J033430

Client:

C126956 CQ University Australia



Address:

EMERALD CAMPUS\_10 Diamond Avenue  
10 Diamond Avenue  
Emerald QLD  
4720

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## Document Control

Document Quality Management Details		
Report Name:	Compliance Asbestos Re-Inspection and Risk Assessment	
Site Details:	EMERALD CAMPUS_10 Diamond Avenue, 10 Diamond Avenue, Emerald QLD	
Project Number:	J033430 V1	
Client Name:	C126956 CQ University Australia	
Signatures:	<p>Prepared By:</p> <p>Daniel Tuckett</p>  <p>Consultant QLD LAA001461 17 Jan 2022</p>	<p>Reviewed and Authorised By:</p> <p>Robert Dear</p>  <p>Practice Manager - 18 Jan 2022</p>

## Glossary of Terms / Acronyms

AC	<i>Asbestos Cement</i>
ACM	<i>Asbestos-containing Material</i>
Asbestos Insulation Board (AIB)	<i>Low Density Board (LDB)</i>
Assumed	<i>Item status is based on a visual assessment</i>
Class A Unrestricted Licensed Removalist	<i>Can remove any amount or quantity of friable, non-friable asbestos and asbestos-containing dust</i>
Class B Restricted Licensed Removalist	<i>Can remove any amount or quantity of non-friable asbestos and any amount of asbestos-containing dust associated with the removal of non-friable asbestos</i>
Controlled Conditions	<i>Use of PPE, RPE &amp; Appropriate Controls</i>
Friable Asbestos	<i>ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry</i>
Fully Controlled Conditions	<i>Within an Enclosure Under Negative Pressure</i>
LAA	<i>Licensed Asbestos Assessor</i>
LARC	<i>Licensed Asbestos Removal Contractor</i>
Non-Friable Asbestos	<i>ACM in a bonded matrix that when dry may not be crumbled, pulverised or reduced to powder by hand pressure.</i>
ODS	<i>Ozone Depleting Substance</i>
PCB	<i>Polychlorinated Biphenyls</i>
Strongly Assumed	<i>Item is similar in appearance to another already sampled item and therefore its item status</i>
SMF	<i>Synthetic Mineral Fibre</i>

## Introduction

This report presents the findings of a Compliance Asbestos Re-Inspection and Risk Assessment conducted for C126956 CQ University Australia of the site EMERALD CAMPUS\_10 Diamond Avenue, 10 Diamond Avenue, Emerald QLD. The site Compliance Asbestos Re-Inspection and Risk Assessment was commenced by Daniel Tuckett on 24 Nov 2021

This report is a re-inspection of the most recent report conducted by SLR Global Environmental Solutions (Ref: 622.10968.00000/0050-R01-ASR-10 Diamond Ave).

The objective of the assessment was to identify and assess the risks associated with the suspected Asbestos materials at the site and update the Asbestos Register.

This report was performed in accordance with:

- | Work Health and Safety Regulation 2011 (Qld)
- | How to manage and control asbestos in the workplace Code of Practice, WorkSafe Qld, 2021

## Scope of Works

The scope of works for this project was as follows:

- | Asbestos Re-inspections accross 8 Campus's - Bundaberg Emerald & Clermont Gladstone City Gladstone Marina Macky City Macky Ooralea Rockhampton City Rockhampton North
- | Inspect representative and accessible areas of the site to identify Asbestos materials.
- | Identify the likelihood of Asbestos in inaccessible areas.
- | Identify the types of Asbestos material, their location, friability, extent, condition and disturbance potential.
- | Assess the risks posed by the Asbestos materials.
- | Collect samples of suspected Asbestos materials.
- | Take photographs of suspected Asbestos materials.
- | Compile an Asbestos Register for the site.
- | Recommend control measures and actions necessary to manage any Asbestos material related risks.

Refer to [Methodology](#) section of report for full details.

## Site Description

The site consists of 2 building/s.

Building Reference	10 A Diamond Avenue
Building Description	Residential Property
Construction Type	Concrete, Timber & Fibre cement
Est. Building Construction Date	1980
Number of Levels	2
Est. Total Area Surveyed (m <sup>2</sup> )	200

Building Reference	10 B Diamond Avenue
Building Description	Residential Property
Construction Type	Concrete, Timber & Fibre cement
Est. Building Construction Date	1980
Number of Levels	2
Est. Total Area Surveyed (m <sup>2</sup> )	200

### Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item-specific findings are presented in the Asbestos Materials Register.

Area	Number of Items by Risk Rating			
	High	Medium	Low	Very Low
10 A Diamond Avenue - 1st Floor	0	0	0	13
10 A Diamond Avenue - Ground Floor	0	0	0	2
10 B Diamond Avenue - 1st Floor	0	0	0	12
10 B Diamond Avenue - Ground Floor	0	0	0	2
TOTAL	0	0	0	29

### Site Asbestos Control Priority Profile

The following table provides a summary of the Asbestos Control Priority Risk Assessment for the site; item-specific findings are presented in the Asbestos Materials Register.

Area	Number of Items by Priority Risk Rating			
	P1	P2	P3	P4
10 A Diamond Avenue - 1st Floor	0	0	0	13
10 A Diamond Avenue - Ground Floor	0	0	0	2
10 B Diamond Avenue - 1st Floor	0	0	0	12
10 B Diamond Avenue - Ground Floor	0	0	0	2
TOTAL	0	0	0	29



### Summary of Identified Items

The following table provides a general overview of the types of asbestos materials identified on site; specific findings are presented in the Asbestos Materials Register.

Building Level	Asbestos	
	Friable	Non Friable
10 A Diamond Avenue - 1st Floor	No	YES
10 A Diamond Avenue - Ground Floor	No	YES
10 B Diamond Avenue - 1st Floor	No	YES
10 B Diamond Avenue - Ground Floor	No	YES

### Items Requiring Remediation

The following items were found to be either damaged or in a condition which require control measures to reduce the risk of exposure to asbestos fibres.

Item No.	Hazard Type	Item Location and Description	Recommendations
At the time of the site inspection no items were identified that required immediate remediation			

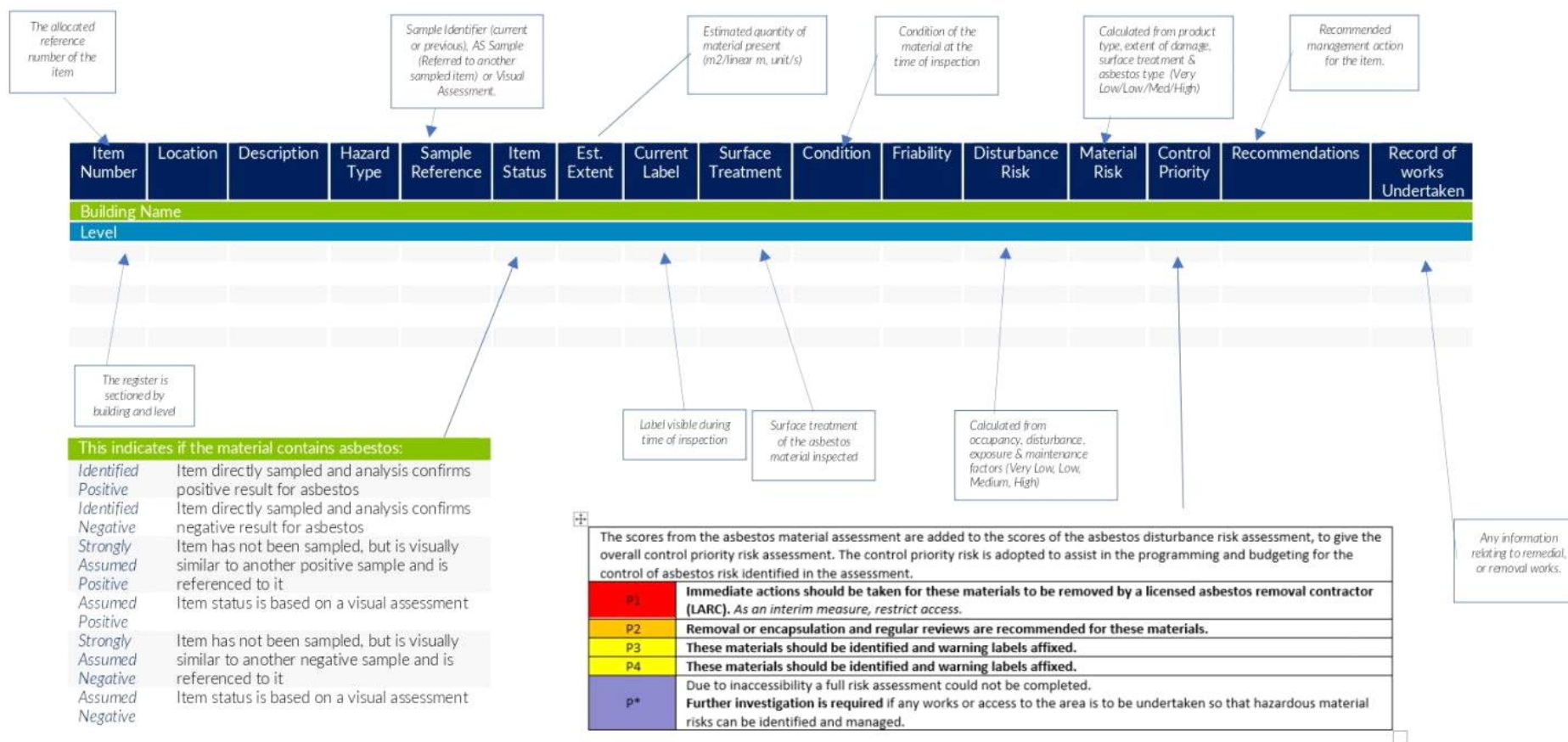
Refer to [Recommendations](#) section of this report for further Asbestos Materials management details.

## Recommendations

Greencap Brisbane can assist with the implementation of any of the below recommendations:

- | In-situ Asbestos-containing materials must be labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of relevant Legislation and Codes of Practice.
- | Areas Not Accessed highlighted in this report must be assumed to contain asbestos materials. Appropriate management planning should be implemented to control access to and maintenance activities in these areas, until such a time as they can be inspected, and the presence or absence of asbestos materials can be confirmed.
- | Develop or update the Asbestos Management Plan (AMP) to manage the risks associated with remaining in-situ asbestos containing materials located at the site and ensure compliance with relevant Legislation, Codes of Practice and Australian Standards. *Greencap can assist with preparation and review of AMP with practical control measures for asbestos materials and clearly assigned responsibilities.*
- | Prior to demolition or refurbishment works, engage a competent person to undertake a destructive asbestos materials inspection of the premises as per relevant Legislation, Codes of Practice and Australian Standards.
- | Provide Asbestos Awareness training to staff and site personnel to inform them of how to work safely alongside asbestos in accordance with the requirements of relevant Legislation and Codes of Practice. *Greencap offers a variety of onsite and online asbestos training options <https://www.greencap.com.au/training/muddy-boots-asbestos-training>*
- | Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of relevant Legislation and Codes of Practice
- | Schedule minimum five yearly periodic reinspection by a competent person of the identified and assumed asbestos-containing materials to confirm the risk assessment in accordance with relevant Legislation and Codes of Practice.
- | Should removal/remediation of asbestos items occur it must be conducted by appropriately trained and appropriately licensed asbestos removal contractor under appropriate controlled conditions.
- | Asbestos-related work activities including maintenance plus unusual and infrequent activities such as emergency activities must be undertaken by appropriately trained personnel using safe work procedures in accordance with relevant Legislation and Codes of Practice.

**How to use:**  
Greencap **Compliance Asbestos Reinspection Register**



## Asbestos Materials Register

EMERALD CAMPUS\_10 Diamond Avenue, 10 Diamond Avenue, Emerald QLD, 4720

Audit Date 23 Nov 2021

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
26	10 A Diamond Avenue -Ground Floor -External, East elevation												
	Drain trap surround -Moulded cement sheet	Asbestos	5-938 {AO000246}	Identified, Positive	1m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
29	10 A Diamond Avenue -Ground Floor -Laundry, All elevations												
	External walls -Fibre cement sheet	Asbestos	As 5-939 {AO000247}	Strongly Assumed, Positive	42m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
41	10 A Diamond Avenue -Ground Floor -External, North East corner												
	Electrical backing board	Asbestos	5-940 {TPS000467}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
10	10 A Diamond Avenue -1st Floor -Bedroom 2 (Back), All elevations												
	Walls -Fibre cement sheet	Asbestos	As 5-927 {AO000238}	Strongly Assumed, Positive	20m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
11	10 A Diamond Avenue -1st Floor -Washroom, Under vinyl sheet												
	Under floor -Fibre cement sheet	Asbestos	5-933 {AO000244}	Identified, Positive	8m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
12	10 A Diamond Avenue -1st Floor -Bathroom, Under vinyl sheet												
	Under floor -Fibre cement sheet	Asbestos	As 5-933 {AO000244}	Strongly Assumed, Positive	8m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
2	10 A Diamond Avenue -1st Floor -Lounge, East elevation												
	Wall -Fibre cement sheet	Asbestos	5-927 {AO000238}	Identified, Positive	3m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
23	10 A Diamond Avenue -1st Floor -External, Throughout												
	Awning -Fibre cement sheet	Asbestos	As 5-931 {AO000242}	Strongly Assumed, Positive	40m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
25	10 A Diamond Avenue -1st Floor -External, All elevations												
	Walls -Fibre cement sheet	Asbestos	As 5-932 {AO000245}	Strongly Assumed, Positive	60m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
3	10 A Diamond Avenue -1st Floor -Lounge, North & West elevations												
	Walls -Fibre cement sheet	Asbestos	As 5-927 {AO000238}	Strongly Assumed, Positive	15m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
30	10 A Diamond Avenue -1st Floor -Kitchen, Beneath vinyl sheet												
	Floor -Vinyl tiles	Asbestos	5-926 {TPS000462}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
32	10 A Diamond Avenue -1st Floor -Lounge, Under carpet												
	Floor -Vinyl tiles	Asbestos	5-934 {TPS000463}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
33	10 A Diamond Avenue -1st Floor -Kitchen, White												
	Floor -Vinyl sheet	Asbestos	5-935 {TPS000464}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
34	10 A Diamond Avenue -1st Floor -Washroom, White												
	Floor -Vinyl sheet	Asbestos	As 5-935 {TPS000464}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
35	10 A Diamond Avenue -1st Floor -Bathroom, White												
	Floor -Vinyl sheet	Asbestos	As 5-935 {TPS000464}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
4	10 A Diamond Avenue -1st Floor -Bathroom, West elevation												
	Wall -Fibre cement sheet	Asbestos	5-929 {AO000239}	Identified, Positive	4m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
40	10 A Diamond Avenue -1st Floor -Lounge, Under carpet												
	Floor -Vinyl sheet	Asbestos	5-937 {TPS000466}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
5	10 A Diamond Avenue -1st Floor -Washroom, All elevations												
	Wall -Fibre cement sheet	Asbestos	5-928 {AO000240}	Identified, Positive	4m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
6	10 A Diamond Avenue -1st Floor -Corridor, Between bedrooms												
	Wall -Fibre cement sheet	Asbestos	5-930 {AO000241}	Identified, Positive	3m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
7	10 A Diamond Avenue -1st Floor -Throughout, Throughout												
	Ceiling -Fibre cement sheet	Asbestos	5-931 {AO000242}	Identified, Positive	50m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	



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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
8	10 A Diamond Avenue -1st Floor -Kitchen, East & North elevations												
	Walls -Fibre cement sheet	Asbestos	5-925 {AO000243}	Identified, Positive	8m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
9	10 A Diamond Avenue -1st Floor -Bedroom 1 (Front), All elevations												
	Walls -Fibre cement sheet	Asbestos	As 5-927 {AO000238}	Strongly Assumed, Positive	20m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
27	10 B Diamond Avenue -Ground Floor -External, East elevation												
	Drain trap surround -Fibre cement sheet	Asbestos	As 5-938 {AO000246}	Strongly Assumed, Positive	1m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
28	10 B Diamond Avenue -Ground Floor -Laundry, All elevations												
	External wall -Fibre cement sheet	Asbestos	5-939 {AO000247}	Identified, Positive	42m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
1	10 B Diamond Avenue -1st Floor -Lounge, North, West & South elevations												
	Walls -Fibre cement sheet	Asbestos	As 5-927 {AO000238}	Strongly Assumed, Positive	16m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
13	10 B Diamond Avenue -1st Floor -Washroom, All elevations												
	Walls -Fibre cement sheet	Asbestos	As 5-928 {AO000240}	Strongly Assumed, Positive	10m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
14	10 B Diamond Avenue -1st Floor -Bathroom, West elevation												
	Wall -Fibre cement sheet	Asbestos	As 5-929 {AO000239}	Strongly Assumed, Positive	4m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
15	10 B Diamond Avenue -1st Floor -Kitchen, East elevation												
	Wall -Fibre cement sheet	Asbestos	As 5-925 {AO000243}	Strongly Assumed, Positive	3m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
16	10 B Diamond Avenue -1st Floor -Bathroom, Behind laminate -South, East & West elevations												
	Walls -Fibre cement sheet	Asbestos	As 5-929 {AO000239}	Strongly Assumed, Positive	15m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
17	10 B Diamond Avenue -1st Floor -Throughout, Throughout												
	Ceiling -Fibre cement sheet	Asbestos	As 5-931 {AO000242}	Strongly Assumed, Positive	50m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
18	10 B Diamond Avenue -1st Floor -Bedroom 1 (Front), All elevations												
	Walls -Fibre cement sheet	Asbestos	As 5-927 {AO000238}	Strongly Assumed, Positive	20m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
19	10 B Diamond Avenue -1st Floor -Bedroom 2 (Back), All elevations												
	Walls -Fibre cement sheet	Asbestos	As 5-927 {AO000238}	Strongly Assumed, Positive	20m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
20	10 B Diamond Avenue -1st Floor -Washroom, Under vinyl sheet												
	Underfloor -Fibre cement sheet	Asbestos	As 5-933 {AO000244}	Strongly Assumed, Positive	8m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
21	10 B Diamond Avenue -1st Floor -Bathroom, Under vinyl sheet												
	Underfloor -Fibre cement sheet	Asbestos	As 5-933 {AO000244}	Strongly Assumed, Positive	8m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
22	10 B Diamond Avenue -1st Floor -External, Throughout												
	Awning -Fibre cement sheet	Asbestos	As 5-931 {AO000242}	Strongly Assumed, Positive	40m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
24	10 B Diamond Avenue -1st Floor -External, All elevations												
	Walls -Fibre cement sheet	Asbestos	5-932 {AO000245}	Identified, Positive	60m <sup>2</sup>	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
31	10 B Diamond Avenue -1st Floor -Kitchen, Beneath vinyl sheet												
	Floor -Vinyl tiles	Asbestos	As 5-926 {TPS000462}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
36	10 B Diamond Avenue -1st Floor -Kitchen, White												
	Floor -Vinyl sheet	Asbestos	As 5-935 {TPS000464}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
37	10 B Diamond Avenue -1st Floor -Washroom, White												
	Floor -Vinyl sheet	Asbestos	As 5-935 {TPS000464}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
38	10 B Diamond Avenue -1st Floor -Bathroom, White												
	Floor -Vinyl sheet	Asbestos	As 5-935 {TPS000464}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	

*In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.*

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
39	10 B Diamond Avenue -1st Floor -Lounge, Under carpet												
	Floor -Vinyl sheet	Asbestos	5-936 {TPS000465}	Identified, Negative	-	-	-	-	-	-	-	No further action required	

## Areas not Accessed

It is noted that hazardous materials may be contained within or behind those areas identified in the below table. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

Area Not Accessed	Comments
All areas were accessed.	

The following areas were either partially accessed with representative areas inspected or were considered outside the scope of works and not accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

10 A Diamond Avenue		
ITEM	NOT ACCESSED	COMMENT
Air Conditioning Re-Heat Boxes	All	Live electrics
Areas Where No Asbestos Was Previously Identified	All	Outside scope
Behind Ceramic Wall Tiles and Wall Cladding	All	Outside scope
Beneath & Within Floor Slabs and Footings	All	Outside scope
Beneath Floor Coverings	All	Outside scope
Ceiling Spaces	All	Above 2.7m
Construction/Expansion Joints	All	Outside scope
Culverts, Floor Trenches & Tunnels	All	Outside scope
Electrical Switchboards, Fuse Boards, Meter Boards and Distribution Boards	All	Live electrics
Fire Door Cores & Fire Rated Door Frames	All	Outside scope
Gaskets, Mastics & Sealants to Pipework, Ductwork, Mechanical Equipment	All	Live mechanisms
Height Restricted Areas	All	Above 2.7m
Inside Mechanical Equipment	All	Live mechanisms
Internal & External Areas of the Building (s) not Considered Within the Scope of Works	All	Outside scope
Lift Shaft, Landing Doors, Cabin Fittings and Doors to All Levels	All	Outside scope
Partition Wall Cavities	All	Outside scope
Penetrations / Behind Fire Seals	All	Outside scope
Roof	All	Above 2.7m
Subterranean Areas, i.e., Below Ground Surface Level	All	Outside scope
Wall Cavities	All	Outside scope
Waterproof Membranes and Sealants	All	Outside scope

10 B Diamond Avenue		
ITEM	NOT ACCESSED	COMMENT
Air Conditioning Re-Heat Boxes	All	Live electrics
Areas Where No Asbestos Was Previously Identified	All	Outside scope
Behind Ceramic Wall Tiles and Wall Cladding	All	Outside scope
Beneath & Within Floor Slabs and Footings	All	Outside scope
Beneath Floor Coverings	All	Outside scope
Ceiling Spaces	All	Above 2.7m
Construction/Expansion Joints	All	Outside scope
Culverts, Floor Trenches & Tunnels	All	Outside scope
Electrical Switchboards, Fuse Boards, Meter Boards and Distribution Boards	All	Live electrics
Fire Door Cores & Fire Rated Door Frames	All	Outside scope
Gaskets, Mastics & Sealants to Pipework, Ductwork, Mechanical Equipment	All	Live mechanisms
Height Restricted Areas	All	Above 2.7m
Inside Mechanical Equipment	All	Live mechanisms
Internal & External Areas of the Building (s) not Considered Within the Scope of Works	All	Outside scope
Lift Shaft, Landing Doors, Cabin Fittings and Doors to All Levels	All	Outside scope
Partition Wall Cavities	All	Outside scope
Penetrations / Behind Fire Seals	All	Outside scope
Roof	All	Above 2.7m
Subterranean Areas, i.e., Below Ground Surface Level	All	Outside scope
Wall Cavities	All	Outside scope
Waterproof Membranes and Sealants	All	Outside scope

## Register Item Details

Location10 A Diamond Avenue - Ground Floor - External - East elevation - Drain trap surround - Moulded cement sheet						
Hazard TypeAsbestos		Material Assessment		Disturbance Assessment		
FriabilityNon-friable		Product Type1		Occupancy0		
Sample No.5-938 {AO000246}		Extent of damage0		Disturbance1		
ResultPositive Chrysotile		Surface Treatment1		Exposure0		
		Asbestos Type1		Maintenance0		
Item Number26		Material Score3		Disturbance Score1		
		Priority Score4		Very Low		

Location10 A Diamond Avenue - Ground Floor - Laundry - All elevations - External walls - Fibre cement sheet						
Hazard TypeAsbestos		Material Assessment		Disturbance Assessment		
FriabilityNon-friable		Product Type1		Occupancy0		
Sample No.As 5-939 {AO000247}		Extent of damage0		Disturbance1		
ResultStrongly Assumed Positive Chrysotile		Surface Treatment1		Exposure0		
		Asbestos Type1		Maintenance0		
Item Number29		Material Score3		Disturbance Score1		
		Priority Score4		Very Low		

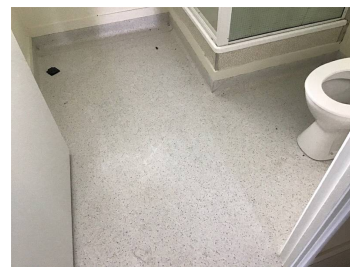
Location10 A Diamond Avenue - 1st Floor - Lounge - East elevation - Wall - Fibre cement sheet						
Hazard TypeAsbestos		Material Assessment		Disturbance Assessment		
FriabilityNon-friable		Product Type1		Occupancy0		
Sample No.5-927 {AO000238}		Extent of damage0		Disturbance1		
ResultPositive Chrysotile		Surface Treatment1		Exposure0		
		Asbestos Type1		Maintenance0		
Item Number2		Material Score3		Disturbance Score1		
		Priority Score4		Very Low		

Location10 A Diamond Avenue - 1st Floor - Lounge - North & West elevations - Walls - Fibre cement sheet						
Hazard TypeAsbestos		Material Assessment		Disturbance Assessment		
FriabilityNon-friable		Product Type1		Occupancy0		
Sample No.As 5-927 {AO000238}		Extent of damage0		Disturbance1		
ResultStrongly Assumed Positive Chrysotile		Surface Treatment1		Exposure0		
		Asbestos Type1		Maintenance0		
Item Number3		Material Score3		Disturbance Score1		
		Priority Score4		Very Low		

Location10 A Diamond Avenue - 1st Floor - Bathroom - West elevation - Wall - Fibre cement sheet						
Hazard TypeAsbestos		Material Assessment		Disturbance Assessment		
FriabilityNon-friable		Product Type1		Occupancy1		
Sample No.5-929 {AO000239}		Extent of damage0		Disturbance1		
ResultPositive Chrysotile		Surface Treatment1		Exposure0		
		Asbestos Type1		Maintenance0		
Item Number4		Material Score3		Disturbance Score2		
		Priority Score5		Very Low		



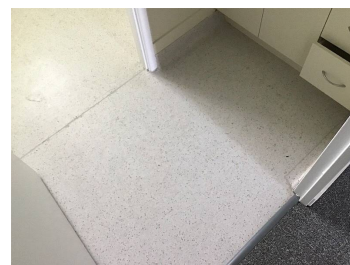
Location		10 A Diamond Avenue - 1st Floor - Bathroom - Under vinyl sheet - Under floor - Fibre cement sheet					
Hazard Type		Asbestos		Material Assessment		Disturbance Assessment	
Friability		Non-friable		Product Type		1	
Sample No.		As 5-933 {AO000244}		Extent of damage		0	
Result		Strongly Assumed Positive Chrysotile		Surface Treatment		1	
				Asbestos Type		1	
Item Number		12		Material Score		3	
				Priority Score		5	
				Occupancy		1	
				Disturbance		1	
				Exposure		0	
				Maintenance		0	
				Disturbance Score		2	
						Very Low	



Location		10 A Diamond Avenue - 1st Floor - Washroom - All elevations - Wall - Fibre cement sheet							
Hazard Type		Asbestos		Material Assessment		Disturbance Assessment			
Friability		Non-friable		Product Type		1			
Sample No.		5-928 {AO000240}		Extent of damage		0			
Result		Positive Chrysotile		Surface Treatment		1			
				Asbestos Type		1			
Item Number		5		Material Score		3			
				Priority Score		5			
						Occupancy		1	
						Disturbance		1	
						Exposure		0	
						Maintenance		0	
						Disturbance Score		2	
						Very Low			



Location	10 A Diamond Avenue - 1st Floor - Washroom - Under vinyl sheet - Under floor - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	5-933 {AO000244}	Extent of damage	0	Disturbance	1
Result	Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	11	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	





Location	10 A Diamond Avenue - 1st Floor - Corridor - Between bedrooms - Wall - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	5-930 {AO000241}	Extent of damage	0	Disturbance	1
Result	Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	6	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	





Location		10 A Diamond Avenue - 1st Floor - Throughout - Throughout - Ceiling - Fibre cement sheet									
Hazard Type		Asbestos		Material Assessment		Disturbance Assessment					
Friability		Non-friable		Product Type		1		Occupancy		1	
Sample No.		5-931 {AO000242}		Extent of damage		0		Disturbance		1	
Result		Positive Chrysotile		Surface Treatment		1		Exposure		0	
				Asbestos Type		1		Maintenance		0	
Item Number		7		Material Score		3		Disturbance Score		2	
				Priority Score		5		Very Low			




Location	10 A Diamond Avenue - 1st Floor - Kitchen - East & North elevations - Walls - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	5-925 {AO000243}	Extent of damage	0	Disturbance	1
Result	Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	8	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	10 A Diamond Avenue - 1st Floor - Bedroom 1 (Front) - All elevations - Walls - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 5-927 {AO000238}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	9	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	10 A Diamond Avenue - 1st Floor - Bedroom 2 (Back) - All elevations - Walls - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 5-927 {AO000238}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	10	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	10 A Diamond Avenue - 1st Floor - External - Throughout - Awning - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 5-931 {AO000242}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	23	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	10 A Diamond Avenue - 1st Floor - External - All elevations - Walls - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 5-932 {AO000245}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	25	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location		10 B Diamond Avenue - Ground Floor - External - East elevation - Drain trap surround - Fibre cement sheet			
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 5-938 {AO000246}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	27	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	



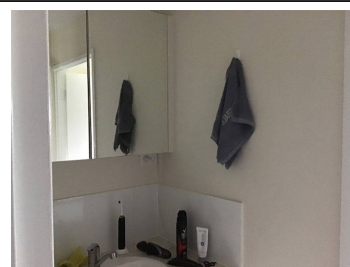
Location		10 B Diamond Avenue - Ground Floor - Laundry - All elevations - External wall - Fibre cement sheet			
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	5-939 {AO000247}	Extent of damage	0	Disturbance	1
Result	Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	28	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	



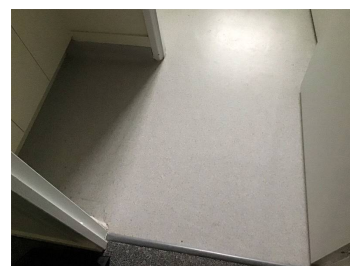
Location		10 B Diamond Avenue - 1st Floor - Lounge - North, West & South elevations - Walls - Fibre cement sheet			
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 5-927 {AO000238}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	1	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	



Location		10 B Diamond Avenue - 1st Floor - Washroom - All elevations - Walls - Fibre cement sheet			
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 5-928 {AO000240}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	13	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

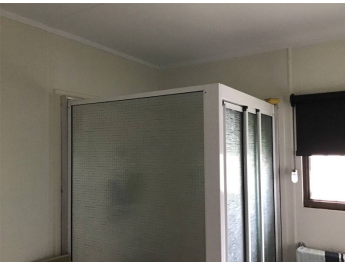


Location		10 B Diamond Avenue - 1st Floor - Washroom - Under vinyl sheet - Underfloor - Fibre cement sheet			
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 5-933 {AO000244}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	1
		Asbestos Type	1	Maintenance	0
Item Number	20	Material Score	3	Disturbance Score	2
		Priority Score	5	Very Low	




Location		10 B Diamond Avenue - 1st Floor - Bathroom - West elevation - Wall - Fibre cement sheet				No Photographic Evidence Available						
Hazard Type		Asbestos		Material Assessment			Disturbance Assessment					
Friability		Non-friable		Product Type			1		Occupancy		0	
Sample No.		As 5-929 {AO000239}		Extent of damage			0		Disturbance		1	
Result		Strongly Assumed Positive Chrysotile		Surface Treatment			1		Exposure		0	
				Asbestos Type			1		Maintenance		0	
Item Number		14		Material Score			3		Disturbance Score		1	
				Priority Score			4		Very Low			

Location		10 B Diamond Avenue - 1st Floor - Bathroom - Behind laminate - South, East & West elevations - Walls - Fibre cement sheet					
Hazard Type		Asbestos		Material Assessment		Disturbance Assessment	
Friability		Non-friable		Product Type		1	
Sample No.		As 5-929 (AO000239)		Occupancy		0	
Result		Strongly Assumed Positive Chrysotile		Extent of damage		0	
				Disturbance		1	
				Surface Treatment		1	
Item Number		16		Exposure		1	
				Asbestos Type		1	
				Maintenance		0	
				Material Score		3	
				Disturbance Score		2	
				Priority Score		5	
				Very Low			




Location	10 B Diamond Avenue - 1st Floor - Bathroom - Under vinyl sheet - Underfloor - Fibre cement sheet		
Hazard Type	Asbestos	Material Assessment	Disturbance Assessment
Friability	Non-friable	Product Type	1
Sample No.	As 5-933 {AO000244}	Occupancy	0
Result	Strongly Assumed Positive Chrysotile	Extent of damage	0
		Disturbance	1
		Surface Treatment	1
Item Number	21	Exposure	1
		Maintenance	0
		Material Score	3
		Disturbance Score	2
		Priority Score	5
		Very Low	


Location		10 B Diamond Avenue - 1st Floor - Kitchen - East elevation - Wall - Fibre cement sheet					
Hazard Type		Asbestos		Material Assessment		Disturbance Assessment	
Friability		Non-friable		Product Type		1	
Sample No.		As 5-925 {AO000243}		Occupancy		0	
Result		Strongly Assumed Positive Chrysotile		Extent of damage		0	
				Disturbance		1	
				Surface Treatment		1	
Item Number		15		Exposure		0	
				Maintenance		0	
				Material Score		3	
				Disturbance Score		1	
				Priority Score		4	
				Very Low			





Location		10 B Diamond Avenue - 1st Floor - Throughout - Throughout - Ceiling - Fibre cement sheet		
Hazard Type		Asbestos	Material Assessment	Disturbance Assessment
Friability		Non-friable	Product Type	1
Sample No.		As 5-931 {AO000242}	Occupancy	0
Result		Extent of damage		0
		Disturbance		1
		Surface Treatment		1
Item Number		Asbestos Type		1
		Maintenance		0
17		Material Score		3
		Disturbance Score		1
		Priority Score		4
		Very Low		

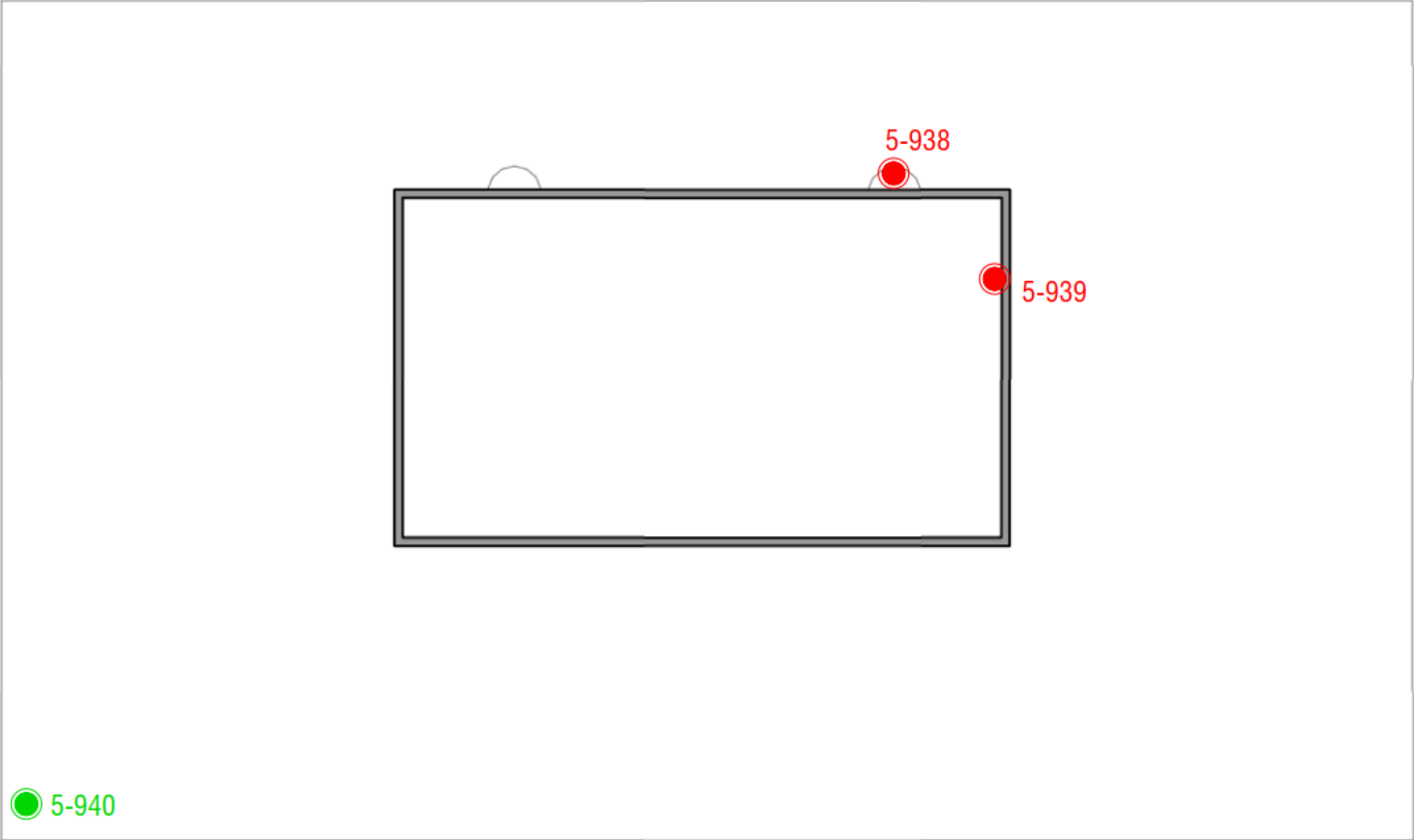


Location	10 B Diamond Avenue - 1st Floor - Bedroom 1 (Front) - All elevations - Walls - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	1
Sample No.	As 5-927 {AO000238}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	18	Material Score	3	Disturbance Score	2
		Priority Score	5	Very Low	

Location	10 B Diamond Avenue - 1st Floor - Bedroom 2 (Back) - All elevations - Walls - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 5-927 {AO000238}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	19	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	10 B Diamond Avenue - 1st Floor - External - Throughout - Awning - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 5-931 {AO000242}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	22	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	10 B Diamond Avenue - 1st Floor - External - All elevations - Walls - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	5-932 {AO000245}	Extent of damage	0	Disturbance	1
Result	Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	24	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	



LEGEND:

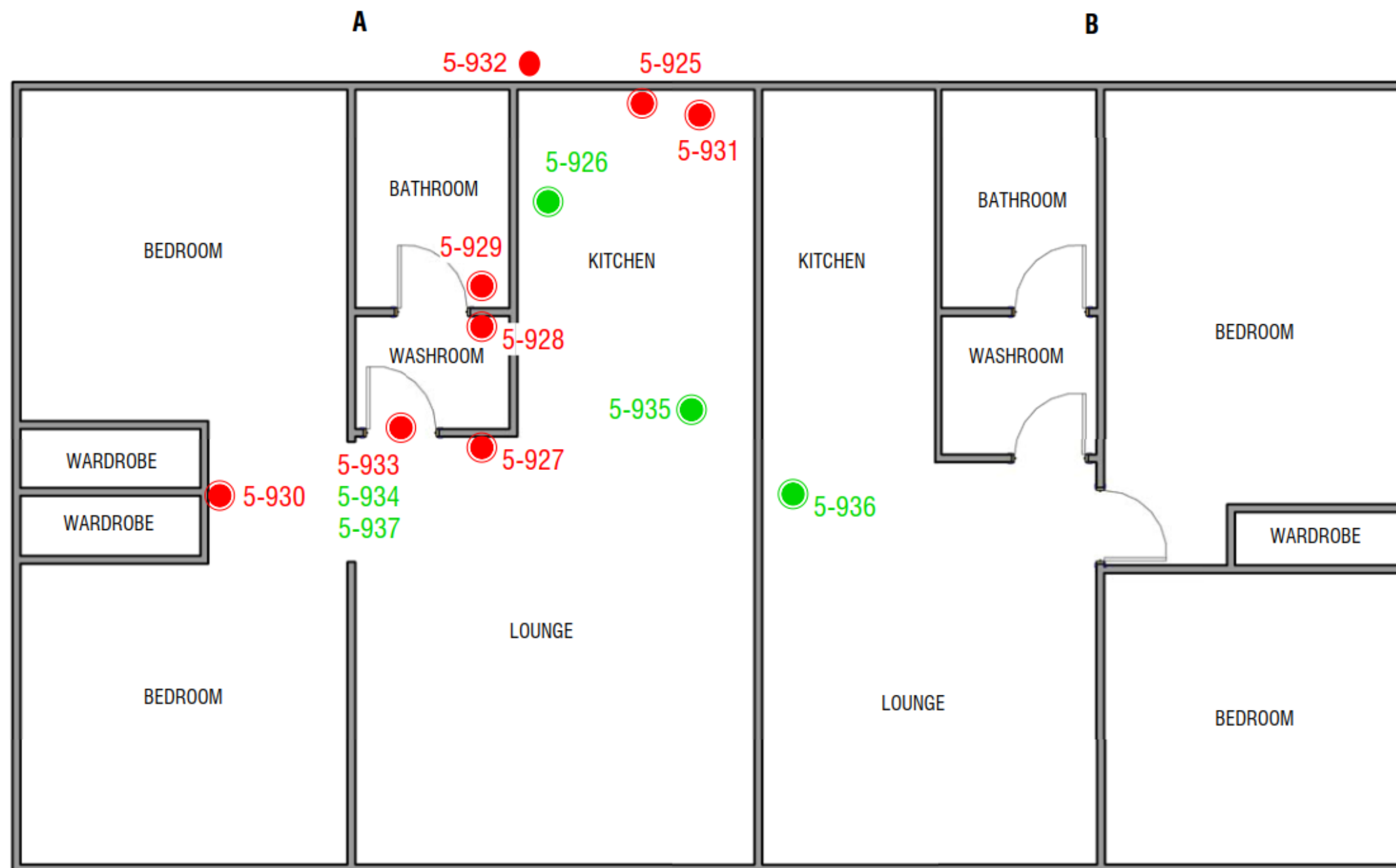
Sample location  
No Asbestos Detected

Sample location  
Asbestos Material Detected

NOT TO SCALE - FOR DIAGRAMMATIC PURPOSES ONLY



CLIENT: CQ University Australia		SITE ADDRESS: 10 Diamond Avenue, Emerald QLD 4720		
CLIENT No.: C126956	JOB No.: J033430	AREA: 10 Diamond Avenue – Ground Level	DATE: 16/11/2021	
SURVEYOR: Daniel Tuckett	DRAWN BY: Daniel Tuckett	PLAN TYPE: Asbestos	Note: Plans not to scale & must be used in conjunction with site Asbestos Management Plan	PAGE: 1 of 2



**LEGEND:**

- Sample location  
No Asbestos Detected
- Sample location  
Asbestos Material Detected

NOT TO SCALE - FOR DIAGRAMMATIC PURPOSES ONLY



**CLIENT: CQ University Australia**

**SITE ADDRESS: 10 Diamond Avenue, Emerald QLD 4720**

**CLIENT No.: C126956**

**JOB No.: J033430**

**AREA: 10 Diamond Avenue – First Level**

**DATE: 16/11/2021**

**SURVEYOR: Daniel Tuckett**

**DRAWN BY: Daniel Tuckett**

**PLAN TYPE: Asbestos**

Note: Plans not to scale & must be used in conjunction  
with site Asbestos Management Plan

**PAGE: 2 of 2**

**GREENCAP**  
Going Further in Managing Risk

## Methodology

### Asbestos

This assessment was undertaken within the constraints of the scope of works in accordance with Greencap in-house procedures:

- ▮ Work Health and Safety Regulation 2011 (Qld)
- ▮ How to manage and control asbestos in the workplace Code of Practice, WorkSafe Qld, 2021

No samples of suspected asbestos-containing material were collected.

Where it was determined that asbestos was present or assumed to be present, a risk and priority assessment was conducted in accordance with Greencap's standard Risk Assessment and Priority Ranking System. Refer to section on Priority Rating System for detailed information on this system.

Inaccessible areas that are likely to contain asbestos have been assumed to contain asbestos until further inspection and analysis of samples has been undertaken by an approved analyst.

A strategy of using representative samples of suspected asbestos-containing materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the inspection should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material until proven otherwise.



## Asbestos Material Risk Assessment

The asbestos material risk assessment looks at the type and condition of the Asbestos-containing Material and the ease with which it will release fibres if disturbed. The presence of asbestos-containing materials does not necessarily constitute an exposure risk.

The scores of the four sections are added together to get the total Material Risk Score.

Product type (or debris from product)	
Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	1
Asbestos insulating board, mill boards, other low density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	2
Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of damage/deterioration	
Good condition: no visible damage	0
Low damage: a few scratches or surface marks; broken edges on boards, tiles etc	1
Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3
Surface type/treatment	
Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Enclosed sprays and lagging, low density board (with exposed face painted or encapsulated), asbestos cement sheets etc	1
Unsealed asbestos insulating board, or encapsulated lagging and sprays	2
Unsealed laggings and sprayed asbestos	3
Asbestos type	
White (Chrysotile) only	1
Brown (Amphibole asbestos excluding crocidolite) and mixtures (not blue)	2
Blue (Crocidolite) and mixtures or type unknown	3

Score Range	2-3	4-6	7-9	10-12
Material Risk	Very Low	Low	Medium	High

## Asbestos Disturbance Risk Assessment

The Asbestos Disturbance Risk Assessment looks at the likelihood of someone disturbing the Asbestos-containing Material. The normal occupant activity score is added to the three average scores from the likelihood of disturbance, human exposure potential and maintenance activity sections to get a total disturbance score.

Normal occupant activity		
Main type of activity in area	Rare disturbance activity (eg little used store room)	0
	Low disturbance activities (eg office type activity)	1
	Periodic disturbance (eg industrial or vehicular activity which may cause contact with ACMs)	2
	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)	3
Likelihood of disturbance		
Location	Outdoors	0
	Large rooms, warehouse or well-ventilated areas	1
	Rooms up to 100 sq metres in area	2
	Restricted or confined areas	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
	Occasionally likely to be disturbed	1
	Easily disturbed	2
	Routinely disturbed	3
Extent/amount	Small amounts or single items (eg strings, gaskets)	0
	Less than 10 sq metres area, or 10 metre pipe run	1
	10 to 50 sq metres area or 10 to 50 metres pipe run	2
	More than 50 sq metres, or 50 metres pipe run	3
Human exposure potential		
Number of occupants	None	0
	1 to 3	1
	4 to 10	2
	More than 10	3
Frequency of use of area	Infrequent	0
	Monthly	1
	Weekly	2
	Daily	3
Average time area is in use	Less than 1 hour	0
	1 to less than 3 hours	1
	3 to less than 6 hours	2
	More than 6 hours	3
Maintenance activity		
Type of maintenance activity	Minor disturbance (eg possibility of contact when gaining access)	0
	Low disturbance (eg changing light bulbs in asbestos ceiling tiles)	1
	Medium disturbance (eg lifting one or two asbestos ceiling tiles to access a valve)	2
	High levels of disturbance (eg removing a number of asbestos ceiling tiles to replace a valve or for recabling, or leak repair)	3
Frequency of maintenance activity	Unlikely – almost never	0
	Less than once a year	1
	Less than once a month	2
	More often than once a month	3

Score Range	0-5	6-7	8-9	10-12
Disturbance Risk	Very Low	Low	Medium	High

## Asbestos Control Priority Assessment

The scores from the asbestos material assessment are added to the scores of the asbestos disturbance risk assessment, to give the overall control priority risk assessment. The control priority risk is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

Score Range	Less than 9	9 - 12	13 - 18	More than 19
Priority Risk	Very Low	Low	Medium	High
Control Priority	P4	P3	P2	P1

P1	<p>Materials that pose a high health risk to people in their current state. They are generally friable materials in poor condition, with potential to transfer into other locations. Due to poor condition/location/activities, have a high disturbance potential.</p> <p>Immediate actions should be taken for these materials to be removed by a licensed asbestos removal contractor (LARC).</p> <p><i>As an interim measure, restrict access.</i></p>
P2	<p>Materials that pose a medium health risk to people in their current state. They can be friable materials with minor damage, or non-friable materials in poor condition. Due to poor/fair condition/location/surface treatment, release of asbestos fibres upon contact may occur.</p> <p>Removal or encapsulation and regular reviews are recommended for these materials.</p> <p>Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.</p>
P3	<p>Materials that pose a low health risk to people in their current state. They are either friable materials in good condition or non-friable with slight damage or unpainted surfaces, with a low disturbance potential. Due to nature of the material, they do not readily release asbestos fibres upon contact.</p> <p>These materials should be identified and warning labels affixed.</p> <p>The material does not present a health risk unless disturbed.</p> <p>Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.</p>
P4	<p>Materials that pose a very low health risk to people in their current state. They are generally non-friable materials in good condition and have a very low disturbance potential. Due to the nature of the material, they do not readily release asbestos fibres upon contact.</p> <p>These materials should be identified and warning labels affixed.</p> <p>The material does not present a health risk unless disturbed.</p> <p>Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.</p>
P*	<p>Due to inaccessibility a full risk assessment could not be completed.</p> <p>Further investigation is required if any works or access to the area is to be undertaken so that Asbestos material risks can be identified and managed.</p>

## Limitations

This report has been prepared in accordance with the agreement between C126956 CQ University Australia and Greencap.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report relates only to the identification of Asbestos materials used in the construction of the building and does not include the identification of dangerous goods or Asbestos substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the inspection has attempted to locate the Asbestos materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect Asbestos materials were collected for analysis. Other Asbestos materials of similar appearance are assumed to have a similar content.

Not all suspected Asbestos materials were sampled. Only those Asbestos materials that were physically accessible could be located and identified. Therefore it is possible that Asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the inspection. Such inaccessible areas fall into a number of categories.

- (a) Locations behind locked doors;
- (b) Inset ceilings or wall cavities;
- (c) Those areas accessible only by dismantling equipment or performing minor localised demolition works;
- (d) Service shafts, ducts etc., concealed within the building structure;
- (e) Energised services, gas, electrical, pressurised vessel and chemical lines;
- (f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc;
- (g) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works;
- (h) Height restricted areas;
- (i) Areas deemed unsafe or hazardous at time of inspection;
- (j) Sub-surface soil layers; and
- (k) Areas around and below building slabs.

In addition to areas that were not accessible, the possible presence of Asbestos building materials may not have been assessed because it was not considered practicable as:

- 1. It would require unnecessary dismantling of equipment; and/or
- 2. It was considered disruptive to the normal operations of the building; and/or
- 3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
- 4. The Asbestos material was not considered to represent a significant exposure risk; and
- 5. The time taken to determine the presence of the Asbestos building material was considered prohibitive.

Only minor destructive inspection and sampling techniques were employed to gain access to those areas documented in the Asbestos Register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of Asbestos material has been identified.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing Asbestos materials or unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors

## Statements of Limitation

*All and any Services proposed by Greencap to the Client were subject to the Terms and Conditions listed on the Greencap website at: <https://www.greencap.com.au/terms-conditions> Unless otherwise expressly agreed to in writing and signed by Greencap, Greencap does not agree to any alternative terms or variation of these terms if subsequently proposed by the Client. The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client was deemed to have accepted these Terms when the Client signed the Proposal (where indicated) or when the Company commenced the Services at the request (written or otherwise) of the Client.*

*The services were carried out for the Specific Purpose, outlined in the body of the Proposal. To the fullest extent permitted by law, Greencap, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.*

*The Client acknowledged and agreed that proposed investigations were to rely on information provided to Greencap by the Client or other third parties. Greencap made no representation or warranty regarding the completeness or accuracy of any descriptions or conclusions based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Greencap have any liability for, or in relation to, any work, reports, information, plans, designs, or specifications supplied or prepared by any third party, including any third party recommended by Greencap. The Client releases and indemnifies Greencap from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Greencap by the Client, its employees or other third parties.*

*The Client was to ensure that Greencap had access to all information, sites and buildings as required by or necessary for Greencap to undertake the Services. Notwithstanding any other provision in these Terms, Greencap will have no liability to the Client or any third party to the extent that the performance of the Services was not able to be undertaken (in whole or in part) due to access to any relevant sites or buildings being prevented or delayed due to the Client or their respective employees or contractors expressing safety or health concerns associated with such access.*

*Unless otherwise expressly agreed to in writing and signed by Greencap, Greencap, its related bodies corporate, its officers, employees and agents assume no liability and will not be liable for lost profit, revenue, production, contract, opportunity, loss arising from business interruption or delay, indirect or consequential loss or loss to the extent caused or contributed to by the Client or third parties, suffered or incurred arising out of or in connection with our Proposals, Reports, the Project or the Agreement. In the event Greencap is found by a Court or Tribunal to be liable to the Client for any loss or damage arising in connection with the Services, the Client's entitlement to recover damages from Greencap shall be reduced by such amount as reflects the extent to which any act, default, omission or negligence of the Client, or any third party, caused or contributed to such loss or damage. Unless otherwise agreed in writing and signed by both parties, Greencap's total aggregate liability will not exceed the total consulting fees paid by the client in relation to this Proposal. For further detail, see Greencap's Terms and Conditions available at <https://www.greencap.com.au/terms-conditions>*

*The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purpose as outlined in the Agreement, and only those third parties who have been authorized in writing by Greencap. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Greencap. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Greencap, does so entirely at their own risk and without recourse to Greencap for any loss, liability or damage. To the extent permitted by law, Greencap assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Greencap in writing, it does not authorize the use of this Report by any third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.*

*The conclusions, or data referred to in this Report, should not be used as part of a specification for a project without review and written agreement by Greencap. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Greencap does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site it investigated.*

*This Report should be read in whole and should not be copied in part or altered. The Report as a whole set outs the findings of the investigations. No responsibility is accepted by Greencap for use of parts of the Report in the absence (or out of context) of the balance of the Report.*

### *Sample Analysis Results*

No additional samples were taken during the course of this survey  
Previous samples collected are detailed below.

## ASBESTOS ANALYTICAL REPORT

**Report Number 622.10968.00050-R01-v0.1-ANA- 10 Diamond Street Emerald**

**Client:** Central Queensland University - Rockhampton

**Client Contact:** Grant Farrell

**Client Address:** Bruce Highway,  
Rockhampton,  
QLD 4702

**Date Sampled:** 4-8 August 2017

**Report Date:** 28 September 2017

**Site Address/  
Location:** 10 Diamond Street Emerald

**Test Methods:** Sample(s) examined under a Polarised Light Microscope including dispersion staining techniques, in accordance with AS 4964 and method AIP.01.03



Accredited for compliance with ISO/IEC 17025.

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards. NATA is a signatory to the APLAC mutual recognition arrangement for the mutual recognition of the equivalence of testing, calibration and inspection reports.

## Results

Sample No.	Description	Analysis Result
5-925	FCS Debris	Chrysotile and Org Fibres
5-926	VFT	Organic Fibres
5-927	FCS Debris	Chrysotile and Org Fibres
5-928	FCS Debris	Chrysotile and Org Fibres
5-929	FCS Debris	Chrysotile and Org Fibres
5-930	FCS Debris	Chrysotile and Org Fibres
5-931	FCS Debris	Chrysotile and Org Fibres
5-932	FCS Debris	Chrysotile and Org Fibres
5-933	FCS Debris	Chrysotile and Org Fibres
5-934	VFT	Organic Fibres
5-935	VFS	Organic Fibres
5-936	VFS	SMF and Organic Fibres
5-937	VFS	SMF and Organic Fibres
5-938	FCS Debris	Chrysotile and Org Fibres
5-939	FCS Debris	Chrysotile and Org Fibres
5-940	FCS Debris	Organic Fibres

### Fibre identification Legend

AMO	Amosite (brown/grey asbestos)	ORF	Organic Fibre
BIT	Bitumen	NAD	No Asbestos Detected
CHR	Chrysotile (white asbestos)	NFD	No Fibres Detected
CRO	Crocidolite (blue asbestos)	SMF	Synthetic Mineral Fibre
INS	Insulation	UMF	Unknown Mineral Fibres

### Notes:

- Sampling was undertaken by SLR consulting.
- The results contained within this report relate only to sample(s) submitted for testing.
- The report(s) and/or information produced by SLR Consulting Australia Pty Ltd should not be reproduced and/or presented/reviewed except in full.
- Even after disintegration of some bulk samples (eg bituminous materials and vinyl tiles/sheeting) detection of fibres may be difficult when using polarized light microscopy and dispersion staining techniques. This may be due to the matrix of the samples (uneven distribution) or fine fibres that are difficult to detect and positively identify.
- Detection Limit - 0.1 g/kg (AS 4964).
- An Independent Analytical Technique is Recommended for Vinyl Samples (i.e. Vinyl Floor Tiles).

Please direct correspondence to:

**SLR Consulting Australia Pty Ltd**

ABN 29 001 584 612

2 Lincoln Street Lane Cove NSW 2066 Australia

+61 2 9427 8100 +61 2 9427 8200

E: Hazmatau@slrconsulting.com www.slrconsulting.com





Andrew Lynam  
BEnvSc

### Limitations

Thus, while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services we have provided to Central Queensland University - Rockhampton and/or associated parties.

The analysis was undertaken by SLR Consulting, 2 Lincoln Street, Lane Cove NSW 2066 (NATA Accreditation No. 3130).

All work conducted and reports produced by SLR Consulting are prepared for a particular Client's objective and are based on a specific scope, conditions and limitations, as agreed upon between SLR Consulting and the Client. Information and/or report(s) prepared by SLR Consulting may therefore not be suitable for any use other than the intended objective. No parties other than the Client should use any information and/or report(s) without first conferring with SLR Consulting.

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It is the responsibility of third parties to investigate fully to their satisfaction if any information and/or report(s) prepared by SLR Consulting are suitable for a specific objective.

The report(s) and/or information produced by SLR Consulting should not be reproduced and/or presented/reviewed except in full.

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**SLR Consulting Australia Pty Ltd**

ABN 29 001 584 612

2 Lincoln Street Lane Cove NSW 2066 Australia

+61 2 9427 8100 +61 2 9427 8200

E: Hazmatau@slrconsulting.com www.slrconsulting.com