GREENLIGHT
ENVIRONMENTAL SERVICES

# Division 5 Asbestos Register

Re-Inspection Regulatory Compliance for Workplaces


## 99 Thistlethwaite Street
## SOUTH MELBOURNE, VIC 3205

Report No : 1340.02.ARI Rev 0
Client : GMCCA Pty Ltd ATF Chan 2015 Family Trust
Surveyed : 27 November 2024
Issued : 20 December 2024

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# Document Control

| Rev | Issued | Document Ref | Investigator | Reviewer |
|---|---|---|---|---|
| 0 | 20 Dec 2024 | 1340.02.ARI Rev 0 | Laura McKay BSc (Hons)<br>  <br>Senior Environmental Consultant | Michael Tierney BE<br>  <br>Director<br>Licensed Asbestos Assessor<br>(License No. LAA001018) |

| | |
|---|---|
| **Site Address:** | 99 Thistlethwaite Street<br>SOUTH MELBOURNE, VIC 3205 |
| **Inspection Date:** | 27 November 2024 |

| Investigator | Qualifications | Memberships |
|---|---|---|
| Laura McKay | ▪ Bachelor Science (Hons).<br>▪ Work Safely at Heights.<br>▪ Remove Non-Friable Asbestos.<br>▪ Defensive Driving.<br>▪ Working With Children. | ▪ Australian Institute of Occupational Hygienists (Associate).<br>▪ Australian Institute of Health & Safety. |

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# 1 Introduction

Greenlight Environmental Services Pty Ltd (Greenlight) was engaged by Garry Chan of GMCCA ATF Chan 2015 Family Trust to conduct a Division 5 Asbestos Re-Inspection Audit & Register of the site located at 99 Thistlethwaite St, SOUTH MELBOURNE, VIC 3205.

The purpose of the survey was to:

- Reinspect all previously identified asbestos items (see **Table 1 – Previous Audit**);
- Document all previously identified non-asbestos items where those items were either sampled or assessed as similar to a sampled material;
- Conduct a site walkover review of the buildings while carrying out the above works for any items that may have been missed during previous audits, sample and document as may be required
- Perform a risk assessment of asbestos materials based on their condition, placement, surface treatment and nature, noting the extent of the materials in square metres; and
- Provide advice regarding the removal of asbestos materials identified in the survey if they are to be disturbed by any planned works, or to provide advice about their ongoing management if they are to remain in place.

The Division 5 Asbestos Register constitutes an **Asbestos Register** under the Work Safe Victoria Compliance Codes:

- **Managing Asbestos in Workplaces (2019)**; and
- **Removing Asbestos in Workplaces (2019)**.

These codes were developed by Work Safe Victoria as a practical guide to duty holders under the Occupational Health and Safety Regulations (2017) and the Victorian Occupational Health and Safety Act 2004.

## 1.1 Previous Audits

The scope of works for the November, 2024 Audit of 99 Thistlethwaite St by Greenlight, was to assess the condition of the asbestos containing materials that were previously identified in the following previous audit:

*Table 1 – Previous Audit*

| Previous Audits | Report Title | Report Reference | Company |
|---|---|---|---|
| march, 2019 | Division 5 Asbestos Register | 1340.01.DV5A | Greenlight Environmental Services |

Based on the report above, the condition of all noted asbestos containing materials were assessed, any additional potential asbestos containing materials identified in the walk-through assessment were noted and sampled where necessary, and any previously noted non-asbestos items that were sampled were located and all documented within this register.

## 2 Limitations

Greenlight Environmental Services and our staff members are trained and suitably qualified to deliver a thorough and diligent investigation and report.

Although our work is performed to a professional standard, the potential variance between the limitations of our investigation, the cost of our services all possible issues of concern, and any loss or damages which may be associated with our work are such that we cannot warrant that all asbestos materials have been identified. We therefore limit any potential liability associated with our work to the cost of our services.

If unexpected asbestos materials are identified during works, an unexpected finds protocol should be followed - i.e. stop work, isolate the area, and have investigated by an appropriately qualified consultant or occupational hygienist.

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Unless specifically mentioned, the inspection did not cover:

- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate.

- Inaccessible/hidden locations, including wall cavities, under concrete slabs and lift wells.
- Materials other than standard building materials e.g. materials in special purpose facilities.
- Ground surface and underground areas.
- Mechanical, electrical, or other items/materials not directly associated with the building structure.
- Materials other than asbestos as identification of a range of other possible hazardous substances can require specialised analysis/inspection techniques.

Settled dusts are known to exist in a variety of locations in the general environment and possibly contain a range of substances which may be hazardous at varying levels, particularly if the dust is in the vicinity of hazardous materials such as asbestos containing materials or paint containing lead. Furthermore, dusts present may originate from a variety of known and unknown complex sources (such as environmental/atmospheric) that are not related to the presence of bulk hazardous building materials e.g. combustions emissions from automobiles or industry.

Due to the above mentioned potential complex sources of dust which may not be identifiable, settled dust is not sampled or commented on except where otherwise noted.

## 3 Site Description

The site was located at 99 Thistlethwaite St, SOUTH MELBOURNE, VIC 3205 and consisted of a single-storey warehouse predominately constructed with asbestos roof & brick walls.

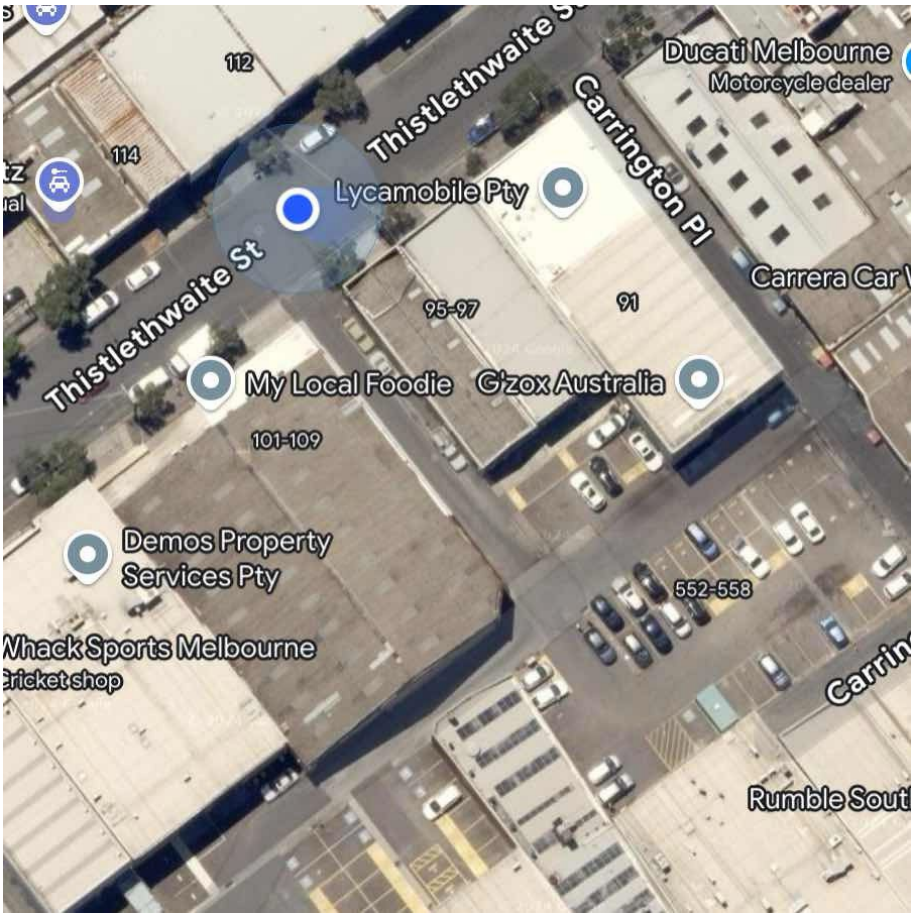
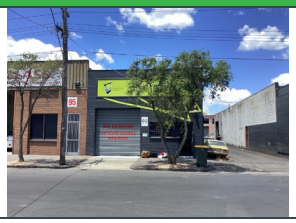



*Figure 1 - Site Address Aerial View*

## 4 Building Summary

The table below provides a quick guide to the general location, extent, and friability of asbestos items on the site. A complete description of the survey findings with in-line photos and a risk assessment for each item is provided in Appendix A - Asbestos Register.

*Table 2 - Site Summary of Findings*

| Building | Building Photo | Bonded Asbestos | Friable Asbestos |
|---|---|---|---|
| 99 Thistlethwaite St |  | Yes<br>1 x location<br>320m² | Yes<br>2 x locations<br>320.0m² |

## 5 Recommendations

Please note that any planned works on the site should proceed under an '**Unexpected Finds Protocol**', whereby if potential asbestos materials are identified that are not covered within this report, works are stopped within the relevant area and the area is re-inspected prior to works re-commencing.

This document should remain on the site during any planned works for examination by workers and as proof of compliance.

Below are some general procedures that should be followed to assist in the control of asbestos materials on the site:

1. Asbestos items as listed in the register for the site **Asbestos Register (Appendix A)** should not be disturbed by activities such as drilling, grinding, water-blasting, cutting, sanding or demolition.

2. The most preferred management method for any asbestos materials is to have them removed from site by a licensed Class A or Class B asbestos removalist. Materials noted as **Friable** in the Asbestos Register may only be removed by a **Class A Licensed Asbestos Removalist**.

   Benefits of removing all asbestos items include:

   - Eliminating the risk of any unplanned disturbance of asbestos materials impacting the health of occupants;
   - Increase in property valuation, likely to be equivalent to or greater than the cost of removal;
   - Decrease in insurance premiums on the reputation benefits for companies that choose to eliminate all asbestos.

   One approach that property owners take is to package the cost of asbestos removal works in with any planned refinance arrangements.

3. A clearance certificate for any asbestos removal works prepared by an independent and qualified company such as Greenlight is required under the regulations for all removals greater than 10 square metres and for *any* amount of friable asbestos materials.

4. Air monitoring is required both during and following the removal of *any* amount of friable asbestos removal under the state regulations and is strongly recommended for all other asbestos removal work, in particular where:
    a. Works are indoors;
    b. Children, the elderly or the infirmed usually occupy the immediate or adjacent areas
    c. There are stakeholder concerns. These reports can assist with reassuring people that works were conducted in a safe manner.

5. The labelling of asbestos materials as well as the entrances to any buildings containing asbestos materials is mandatory for all workplaces under Victorian regulations (Greenlight can assist with labelling works on request).

*Table 3 - Asbestos Labelling Required*

| Asbestos Items | Unlabelled | Labels Needed | Signs Needed |
|---|---|---|---|
| 3 | All Labelled | None Required | 1 |

6. An Asbestos Management Plan (AMP) for any site containing asbestos is strongly recommended under the regulations. This is a separate document that outlines:
    a. The responsibilities of parties on the site (e.g. managers, tenants or subcontractors);
    b. Any particular asbestos issues with respect to this site;

c. Procedures to be followed for typical 'working with asbestos' action;
d. Emergency procedures.

Greenlight can prepare a suitable AMP for the site on request.

7. Work Safe Victoria Regulations further require the regular inspection of the identified asbestos materials are to be undertaken (at a minimum of every 5 years) for all workplaces.

   This five-yearly audit is important as asbestos materials tend to degrade over time or may have been damaged in the intervening time. The AMP for the sites should be reviewed also every five years and in conjunction with the Asbestos Register review.

   **Next Audit Due:** November 2029.

8. All contractors working on the site should be made aware of the presence of asbestos materials and their location by a site induction process. Any employees who may disturb asbestos materials as part of their ongoing works should be familiarised with all asbestos items on the site as part of their employee induction.

9. In some cases, the state of asbestos materials, or planned disturbance works within the area may be such that their removal is either recommended or is regarded as mandatory under the legislation. If this is the case for any materials on the site, a comment to that effect has been made against the item within the **Asbestos Register (Appendix A).**

10. If asbestos materials are to remain on site, they must not be disturbed by activities such as drilling grinding, sanding, or water-blasting. It should be noted that water-blasting asbestos is an illegal act and considered to be a pollution incident by the EPA. Contamination of property arising from water-blasting activities is typically not covered by insurance companies due to the illegal nature of such actions.

11. If disturbance to asbestos materials is required for some reason (for example drilling to install fittings on the material) the following are the preferred actions (in order of preference):
    a. Remove the *entire extent* of asbestos materials to be disturbed and replace with a non-asbestos alternative prior to works (e.g. all eaves); OR
    b. Remove the *immediate extent* of asbestos materials to be disturbed and replace with a non-asbestos alternative prior to works (e.g. eaves panels that require drilling only); OR
    c. Have the drilling/disturbance works conducted by a licensed Class A or Class B Asbestos removalist, OR
    d. Have the drilling/disturbance works conducted by a suitably qualified contractor following a suitable asbestos disturbance work plan.

12. The Asbestos Register should be updated following
    a. The removal and disposal of any asbestos materials;
    b. Any notable changes in condition to the materials;
    c. Refurbishment works that significantly alter the layout of a property.

13. Prior to any demolition or refurbishment works on the site, a **Division 6 Asbestos Audit** of the areas that may be affected by the proposed scope of works is to be carried out by a suitably qualified occupational hygiene company such as Greenlight.

    Please note that under the Victorian regulations, this second audit is *required* as a second step and that this audit is not considered suitable for this purpose.

    Such audits also additionally assess the relevant area or building for the presence of other hazardous materials such as lead in dust, lead in paint, metallic lead, SMF, PCBs and Ozone depleting substances

14. The review of this document should form a part of the Division 6 Asbestos Audit as well as a more intrusive testing of the area for asbestos.

15. Further advice and guidance on asbestos materials in the work environment may be found in the WorkSafe Victoria Compliance Codes - **Managing Asbestos in Workplaces**; and **Removing Asbestos in Workplaces**, 2019.

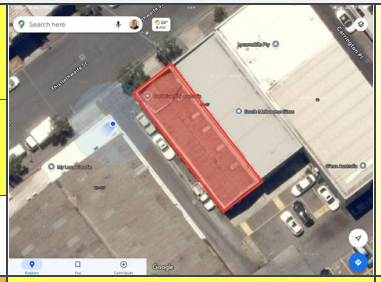
16. It is recommended that all documentation regarding asbestos removal, treatment or investigation be kept on file indefinitely. As such a suitable method of storage for such documents should be implemented.

# APPENDIX A
# ASBESTOS REGISTER

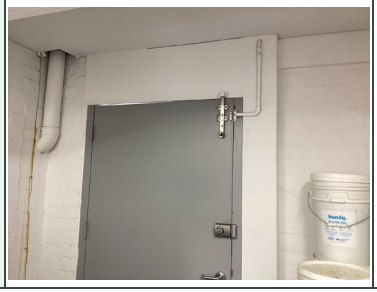
## 99 Thistlethwaite St

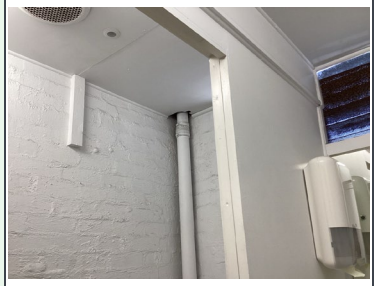
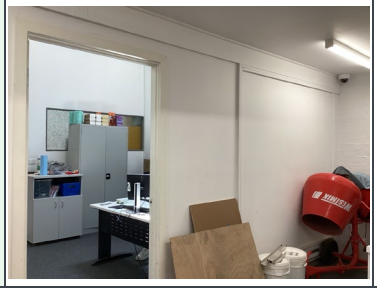
| | |
|---|---|
| Asbestos Extent: | 640.0m² |
| Asbestos Items: | 3 |
| High Risk Items: | None |

| | |
|---|---|
| Inspected on | 27 November 2024 |
| Inspected by | Laura McKay BSc (Hons)<br>Senior Environmental Consultant |

| Location | Assessment Details | Risk | Photo | Controls |
|---|---|---|---|---|
| **99 Thistlethwaite St - Exterior** | | | | |
| ASBESTOS<br>**Roof**<br>Corrugated asbestos cement sheeting | **Method** Sampled in Previous Audit *(1340.01/AS01)*<br>**Outcome** Chrysotile & Amosite Asbestos Detected<br>**Condition** Good<br>**Extent** 320.0 square metres | **Low Risk**<br>**Priority P3**<br>**Non-Friable Asbestos**<br>Class A / B License Required |  | Maintain in good condition & do not disturb - e.g. do not drill, cut, grind, sand, or blast. Remove prior to any works that may disturb the materials by a Licensed Class A or Class B Asbestos Removalist. Engage a Hygienist such as Greenlight to visually inspect any removal works & issue a clearance certificate prior to normal occupancy. Air monitoring is |
| ASBESTOS<br>**Roof**<br>Roof box gutters - may contain build-up of asbestos dust & debris | **Method** Visually Assessed<br>**Outcome** Assumed to Contain Asbestos<br>**Condition** Moderate<br>**Extent** 20.0 square metres<br>**Labelled?** Not Required (Height) | **Medium Risk**<br>**Priority P2**<br>**Friable Asbestos**<br>Class A License Required |  | Run-off from asbestos roofing in degrading condition can cause contamination in the guttering. Ideally the roof should be sealed or consider removal to prevent this kind of occurrence. (Note you cannot perform paint prep on the asbestos roof) Alternatively, Gutters can be first cleaned by a Licensed Class A Asbestos removalist. |

| Location | Assessment Details | Risk | Photo | Controls |
|---|---|---|---|---|
| **99 Thistlethwaite St - Exterior** *( ... continued)* | | | | |
| **Windows**<br>Metal frames - putty | **Method** Sampled in Previous Audit *(1340.01/AS02)*<br>**Outcome** No Asbestos Detected | **No Asbestos Risk Identified** |  | |
| **Throughout**<br>General construction (except as noted above) - brick walls & metal & plastic pipes to the rear wall | **Method** Visually Assessed<br>**Outcome** No Asbestos Identified | **No Asbestos Risk Identified** |  | |
| **99 Thistlethwaite St - Interior** | | | | |
| **Main Warehouse Area**<br>Ceiling & boxing under gutters - timber | **Method** Visually Assessed<br>**Outcome** No Asbestos Identified | **No Asbestos Risk Identified** |  | |

| Location | Assessment Details | Risk | Photo | Controls |
|---|---|---|---|---|
| **99 Thistlethwaite St - Interior** *( ... continued)* | | | | |
| **Main Warehouse Area**<br>Windows - putty | **Method** Sampled in Previous Audit *(1340.01/AS03)*<br>**Outcome** No Asbestos Detected | **No Asbestos Risk Identified** |  | |
| **Staffroom**<br>Negative blue seamless vinyl floor cover replaced with new black seamless vinyl with non-asbestos characteristics<br>***Comment:*** *Sample reference 1340. 01/AS04* | **Method** Visually Assessed<br>**Outcome** No Asbestos Identified | **No Asbestos Risk Identified** |  | |
| **Staffroom**<br>Infill panel above & beside south-western door - cement sheeting | **Method** Sampled *(GL012318)*<br>**Outcome** No Asbestos Detected | **No Asbestos Risk Identified** |  | |

| Location | Assessment Details | Risk | Photo | Controls |
|---|---|---|---|---|
| **99 Thistlethwaite St - Interior** *( ... continued)* | | | | |
| **Toilet**<br>Negative blue seamless vinyl floor cover removed - ceramic floor tiles stuck straight onto concrete flooring<br>***Comment:*** *Reference sample 1340. 01/AS04* | **Method** Visually Assessed<br>**Outcome** No Asbestos Identified | **No Asbestos Risk Identified** |  | |
| **Toilet**<br>General construction (except as noted above) - wood fibre board ceilings, wood fibre board & brick walls, concrete flooring under floor covers | **Method** Visually Assessed<br>**Outcome** No Asbestos Identified | **No Asbestos Risk Identified** |  | |
| **Throughout**<br>General construction (except as noted above) - plaster board & timber ceilings, plaster board, wood fibre board & brick walls, concrete flooring under floor covers | **Method** Visually Assessed<br>**Outcome** No Asbestos Identified | **No Asbestos Risk Identified** |  | |

| Location | Assessment Details | Risk | Photo | Controls |
|---|---|---|---|---|
| **99 Thistlethwaite St - Ceiling Cavity** | | | | |
| ASBESTOS<br>**Space between Asbestos Roof & Internal Ceilings**<br>Build-up of asbestos dust likely present | **Method** Visually Assessed<br>**Outcome** Assumed to Contain Asbestos<br>**Condition** Good<br>**Extent** 300.0 square metres<br>**Labelled?** Not Required (Height) | **Medium Risk**<br>**Priority P2**<br>**Friable Asbestos**<br>Class A License Required |  | Avoid any drilling, cutting or grinding of the ceiling material. Confirm Status & remove as soon as practicable and prior to any demolition or refurbishment works that will disturb the materials by a licensed Class A Asbestos Removalist. Engage a Hygienist such as Greenlight to visually inspect any removal works, carry out air monitoring both during & following removal & to issue a clearance certificate prior to normal occupancy. |

# APPENDIX B
# SAMPLES REGISTER

## B.1 Asbestos Sample Register

The two tables below provide information about the sample locations of any asbestos samples taken through the history of auditing at the site as has been provided to or carried out by Greenlight.

This information is intended to complement the findings within the NATA endorsed sample reports. Samples taken from any demolished or sold buildings or areas that have undergone asbestos removal may have been omitted from this summary list.

### Current Audit – Asbestos Samples

*Table 4 - Asbestos Sample Register - Greenlight November 2024 Audit*

| Sample Number | Sample Location | Outcome |
|---|---|---|
| **Lab Report Reference: 1165039-AID.pdf** | | |
| GL012318 | 99 Thistlethwaite St - Interior - Staffroom - Infill panel above & beside south-western door - cement sheeting | No Asbestos Detected |

### Previous Audits – Asbestos Samples

*Table 5 - Greenlight Environmental Services march, 2019 Audit*

| Sample Number | Sample Location | Outcome |
|---|---|---|
| **Lab Report Reference: LRM Global Report: 38132.000** | | |
| 1340.01/AS01 | Exterior - roof - corrugated asbestos cement sheeting | Chrysotile & Amosite Asbestos Detected |
| 1340.01/AS02 | Exterior - windows throughout - putty | No Asbestos Detected |

| Sample Number | Sample Location | Outcome |
|---|---|---|
| 1340.01/AS03 | Interior - main warehouse area - window putty | No Asbestos Detected |
| 1340.01/AS04 | Interior - staff room - blue seamless vinyl floor cover adjacent to kitchenette | No Asbestos Detected |

Please refer to APPENDIX E on **page 31** for the NATA endorsed Asbestos Sample Analysis Report/s.

# APPENDIX C
# INSPECTION METHODOLOGY

## C.1 Methodology

### *C.1.1 Training*

Greenlight follows an in-house training regime of all consultants based on methodologies recommended by the British Occupational Hygiene Society as well as in-house methods and principals that are unique to Greenlight and considered to be world's best practice.

All consultants are tertiary qualified in either Science, Engineering or Occupational Hygiene and are run through a robust training regime with ongoing mentorship from senior consultants and professional development opportunities.

### *C.1.2 Strategy*

Our signature approach is called the '**Elimination Method**' in which a structure is broken down into areas which are subjected to an analysis based on the consultants experience and training documenting all hazardous elements systematically until the consultant achieves an 'inert base'. This final base in each area is also documented.

### *C.1.3 Presentation*

Each of our entries is presented with a photograph in-line with the entry and utilising colour coding. Our reports aim to be clear, thorough and well presented. Our consultants are encouraged to speak clearly and concisely and to avoid being overly wordy.

This approach is intended to be in line with our overall branding and company strategy which aims to communicate as clearly as possible and provide **clear signalling** to our clients. This is to avoid any possible misunderstanding of risks.

### *C.1.4 Quality Assurance*

Sample information is parsed from the NATA accredited laboratory directly into our software via a robust data quality check which automatically flags any discrepancies between lab and field data. For example:

- The total number of samples must exactly match
- The Booking ID for the job must exactly match
- The sample numbers within each set must exactly match
- All lab results must be in a recognised format.

If any of these criteria is not passed, then the report is not generated, and the matter is flagged to our reporting team using API integration with our CRM and reporting system.

### *C.1.5 Data Capture*

We use digital data entry on-site with the use of a tablet device and **custom-made software** which has a number of unique data quality assurance methods which have been custom built for the hazardous materials identification industry.

All data is parsed into a document in combination with the lab data without any room for human transposition error.

This process ensures both speed, timeliness and a high degree of accuracy with very limited potential for sources of human error.

### *C.1.6 Data Security*

All data is stored securely on cloud-based servers and backed up into separate systems. Access to data is limited to a small number of senior staff who are trained in data security and can only access data via 2FA devices.

### *C.1.7 Asbestos Materials Analysis*

All accessible areas of the site are thoroughly inspected for the determination of the type, condition and extent of asbestos building materials that may be present.

Where visual examination of a material proves to be inconclusive, samples are collected for laboratory analysis. Samples are collected by non-destructive and non-intrusive techniques wherever possible.

Determination of materials containing or potentially containing asbestos materials is based on a visual examination and/or sampling and analysis.

All asbestos samples are analysed by an independent NATA accredited Laboratory. Asbestos samples are analysed for the qualitative identification of asbestos type fibres in bulk using Polarised Light Microscopy and Dispersion Staining Techniques.

### *C.1.8 Review*

All reports are peer reviewed by another consultant. In cases where:

- High risk or Priority 1 items are encountered; or
- A particular situation is flagged as unusual by the investigating consultant;

The report is reviewed by a Senior consultant.

## C.2 Areas Not Accessed

All reasonable effort is made to investigate the entire property. Where this is not possible due to restrictions caused by construction or safety, an entry is made within the register noting that the area was not inspected and the reason.

Such areas may include, for example:

- Height restricted areas;
- Gas, electrical, chemical, or pressurised service lines;
- Within service shafts, ducts, and wall cavities;
- Areas obstructed by installed equipment; and
  Locked areas to which no key is available at the time of inspection.

Further investigation of these areas should be carried out as soon as practicable and prior to refurbishment or demolition activities that may disturb the areas.

Where an area is locked, the consultant is required to notify the relevant client contact and to give them reasonable opportunity to rectify the situation. These areas are also documented in the register.

# APPENDIX D
# ASBESTOS PRIORITY & RISK ASSESSMENT METHOD

## D.1 Asbestos Risk Assessment Methodology

For a thorough, consistent, and transparent assessment of asbestos risk, Greenlight employs a 14-Point approach which is an adaptation of the UK Health & Safety Executive recommended algorithmic risk assessment methodology, combined with the traditional risk matrix methodology as is commonly used in Australia.

For any item where asbestos is identified, the consultant selects options relating to the item's material nature, surface treatment, placement and environment which is scored by Greenlights custom made software. The outcome of this process yields an overall risk for the item in easy-to-understand terms - **High**, **Medium,** or **Low**.

Likelihood Factors:

1. Condition
2. Labelling
3. Extent
4. Accessibility
5. Fixed vs loose material
6. Frequency of use of area
7. Specific Location

TOTAL ___/120

Consequence Factors:

8. Friable vs non-friable material
9. Material type risk
10. Surface Treatment
11. General Location
12. Occupancy
13. Presence of sensitive receptors
14. Asbestos Type

TOTAL ___/ 120

| Likelihood | Consequence | | | | |
|---|---|---|---|---|---|
| | Insignificant | Minor | Moderate | Major | Catastrophic |
| Almost Certain | Medium | Medium | High | High | High |
| Likely | Medium | Medium | Medium | High | High |
| Possible | Low | Medium | Medium | Medium | High |
| Unlikely | Low | Low | Medium | Medium | Medium |
| Rare | Low | Low | Low | Medium | Medium |

*Figure 2 - Risk Assessment Table combined with our Algorithm*

| Likelihood | | | | |
|---|---|---|---|---|
| Condition | Good | Minor Damage | Moderate | Poor |
| | 0 | 5 | 10 | 40 |
| Labelling | Labelled | Unlabelled | | |
| | 1 | 10 | | |
| Extent (m2) | <1 | <10 | <100 | 100 or greater |
| | 0 | 5 | 10 | 25 |
| Accessibility | Restricted | Easily Accessed | | |
| | 5 | 10 | | |
| Fixed or Loose | Fixed | Loose | | |
| | 0 | 10 | | |
| Frequency of Use of Area | Weekly | Daily - Low Use | Daily - High Use | |
| | 0 | 5 | 10 | |
| Location - Exterior | At height | Ground level | | |
| | 0 | 10 | | |

| Consequence | | | | |
|---|---|---|---|---|
| Material Type Risk | Low | High | | |
| | 0 | 20 | | |
| Surface Treatment | Encapsulated | Painted | Encapsulation Damaged | Unsealed |
| | 0 | 5 | 10 | 20 |
| General Location | Exterior | Interior / Confined | | |
| | 5 | 10 | | |
| Occupancy | 1-3 | 4-10 | >10 | |
| | 5 | 10 | 20 | |
| Sensitive Receptors | Not Present | Present | | |
| | 0 | 10 | | |
| Friability | Non-Friable (Bonded) | Friable | | |
| | 5 | 20 | | |
| Asbestos Type | Chrysotile | Amosite | Crocidolite | Pending |
| | 5 | 10 | 20 | 5 |

| | Consequence | Likelihood |
|---|---|---|
| Asbestos Eaves | 35 | 30 |

| | Consequence | | | | |
|---|---|---|---|---|---|
| Likelihood | | Minor | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Unlikely | | Low | | | |
| | | | | | |

*Figure 3 -Example Algorithmic Risk Assessment*

## D.2 Priority Assessment

It can be helpful to assign a priority to each item - Priorities P1 to P4. The priority assessment is based on the overall score for all 14 items accounted for in the Risk Assessment (i.e. the consequence score added to the likelihood score).

### *D.2.1 What does the Priority Assessment Mean?*

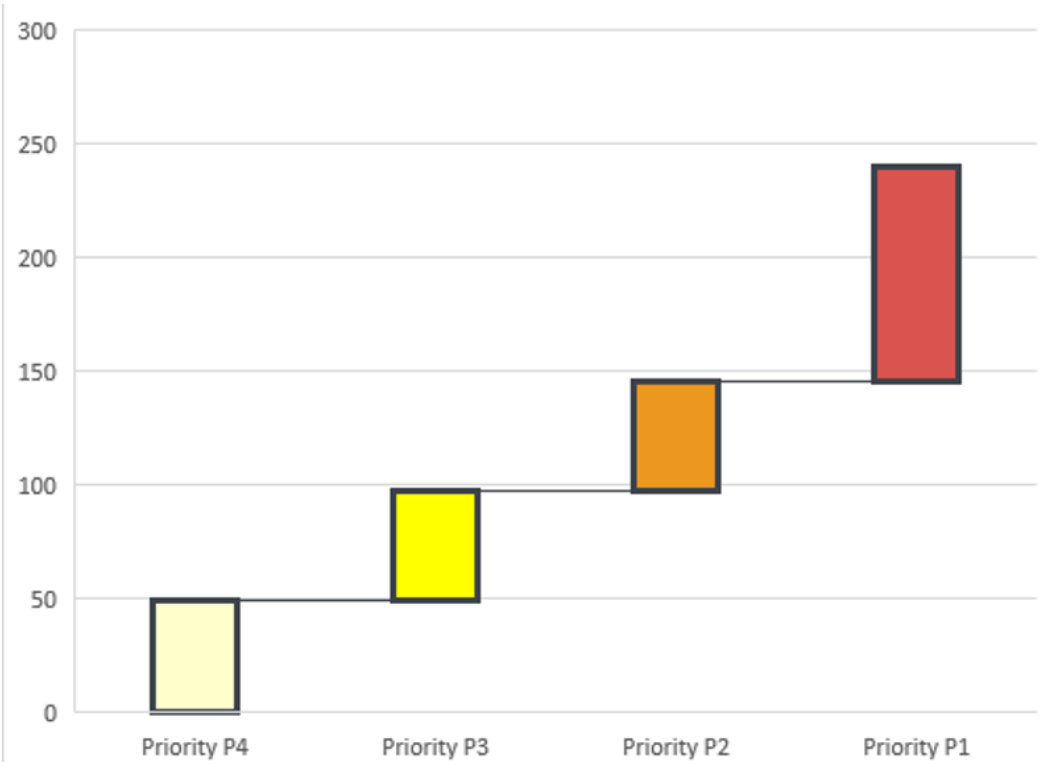



*Figure 4 - Priority Assessment*

The priority score gives a good indication of the '*health*' of the asbestos item and is an excellent guide as to where further actions are needed.

### *D.2.2 Priority Score 0-97 - P4 or P3 - Low or Medium Risk*

Many of your asbestos items for the site are likely in this category. These lower risk items are generally in good condition and while left undisturbed (by actions such as drilling, grinding, or sanding), will pose a negligible risk to occupants of the area.

It should be noted however that low risk items become high risk if they are mechanically disturbed by actions such as drilling, grinding, sanding, or water-blasting. It is for this reason that we always recommend asbestos items be removed wherever practicable.

### *D.2.3 Priority (Scores 98-145) - P2 - Medium Risk*

Items with a Priority Score between 98 and 145 are a medium risk and may require some treatment if they are to remain on site. For example, it may relate to bonded asbestos materials in a poor condition or moderately damaged. It may also relate to some friable asbestos materials with some damage to the materials encapsulation.

Ideally (as with all asbestos items) these materials should be removed from the site.

### *D.2.4 Priority (Scores 146-240) - P1 - High Risk*

Asbestos items with a Priority Score between 146 and 240 are usually friable in nature and will require some immediate actions to be taken. It may be necessary to isolate the area and have remediation works carried out as a priority. Restrict access to areas with these items and erect signage at the entrances until works can be carried out.

# APPENDIX E
# LAB REPORTS

Liability & Risk Management Consulting

LRM Global Pty Ltd
65 Stubbs Street
Kensington VIC 3031

Fax: (03) 9371 3499
Email: enquiries@lrmglobal.com.au
Web: www.lrmglobal.com.au
Telephone: (03) 9371 3400
ABN: 34 116 540 277

# Qualitative Identification of Asbestos in Bulk Samples

Greenlight Environmental Services
Level 9, Suite 1 440 Collins St
Melbourne Vic 3000

**Client Ref:** 99 Thistlethwaite St, South Melbourne
**Job Number:** 38132.000
**Batch Number:** -
**Received Date:** March 18, 2019
**Analysed Date:** March 21, 2019
**No of Samples:** 4

Dear Michael Tierney,

This report presents the analytical results of samples forwarded by Greenlight Environmental Services for asbestos analysis.

**Methodology:**
The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining Method. (**LRM Global ID Method 1**) and AS4964 - 2004

**Analytical Results:**

| Sample No. | Sample Description | Result |
|---|---|---|
| **1340.01/AS01** | The sample consisted of fibro plaster cement<br>Location: Exterior – Roofing – Corrugated cement sheeting<br>Sample Dimensions: 0.3cm X 0.2cm X 0.2cm | Amosite Asbestos Detected<br>Chrysotile Asbestos Detected |
| **1340.01/AS02** | The sample consisted of mastic<br>Location: Exterior – Windows Throughout – Window putty<br>Sample Dimensions: 0.2cm X 0.2cm X 0.2cm | No Asbestos Detected |
| **1340.01/AS03** | The sample consisted of mastic<br>Location: Interior – Main Warehouse Area – Window putty<br>Sample Dimensions: 0.3cm X 0.3cm X 0.2cm | No Asbestos Detected |
| **1340.01/AS04** | The sample consisted of vinyl sheet<br>Location: Interior – Staff Room – Blue seamless vinyl floor cover adjacent kitchenette<br>Sample Dimensions: 5.0cm X 3.0cm X 0.3cm | No Asbestos Detected |

**Approved Identifier**
Karu Jayasundara

**Report Issued by**
Karu Jayasundara

WORLD RECOGNISED
ACCREDITATION
**Accreditation No:** 15684

Accredited for compliance with ISO/IEC 17025
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian Standards.

# Certificate of Analysis

**NATA Accredited**
**Accreditation Number 1261**
**Site Number 1254**

Accredited for compliance with ISO/IEC 17025–Testing
NATA is a signatory to the ILAC Mutual Recognition Arrangement for the mutual recognition of the equivalence of testing, medical testing, calibration, inspection, proficiency testing scheme providers and reference materials producers reports and certificates.

**Greenlight Enviro Serv P/L ATF Greenlight Serv**
**Office 24, 15 Cochranes Rd**
**Moorabbin**
**VIC 3189**

| | |
|---|---|
| **Attention:** | - ATTN: Greenlight Lab Results |
| **Report** | 1165039-AID |
| **Project Name** | 99 Thistlethwaite St SOUTH MELBOURNE VIC 3205 |
| **Project ID** | 1340.02 |
| **Received Date** | Nov 27, 2024 |
| **Date Reported** | Nov 28, 2024 |

## Methodology:

| | |
|---|---|
| Asbestos Fibre Identification | Conducted in accordance with the Australian Standard AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004 and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques.<br>*NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.* |
| Man-made vitreous fibre (MMVF) | Fibres exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and bio-soluble fibres. NOTE: previously known as "synthetic mineral fibre" (SMF). Simple analytical procedures such as polarised light microscopy cannot detect or reliably identify asbestos in some types of commercial products containing asbestos, either because the fibres are below the resolution of optical microscopy or because the matrix material adheres too strongly to the fibres. For these types of products, electron microscopy may be necessary. |
| Subsampling Soil Samples | The sample submitted is dried and passed through a 10 mm sieve followed by a 2 mm sieve. All fibrous matter greater than 10 mm and greater than 2 mm and the material passing through the 2 mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 g to 60 g, then a subsampling routine based on ISO 3082:2017(E) is employed.<br>*NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be subsampled for trace analysis, in accordance with AS 5370:2024*.* |
| Bonded asbestos-containing material (ACM) | The material is first examined, and any fibres are isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination. The resultant material is then further examined in accordance with AS 5370:2024*.<br>*NOTE: Even after disintegration, it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.* |
| Limit of Reporting (LOR) | The performance limitation of the AS 5370:2024* method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w). The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory limit of reporting, per se. Examination of large sample size (e.g., 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 5370:2024*, and hence, NATA Accreditation does not cover the performance of this service (non-NATA results are shown with an asterisk).<br>*NOTE: NATA News March 2014, p.7, states in relation to AS 4964-2004: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos". This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.* |

**Project Name** 99 Thistlethwaite St SOUTH MELBOURNE VIC 3205
**Project ID** 1340.02
**Date Sampled** Nov 27, 2024
**Report** 1165039-AID

| Client Sample ID | Eurofins Sample No. | Date Sampled | Sample Description | Result |
|---|---|---|---|---|
| GL012318 | 24-No0077785 | Nov 27, 2024 | Approximate Sample 1g / 15 x 5 x 2mm<br>Sample consisted of: Cement sheet | No asbestos detected.<br>Organic fibres detected.<br>No trace asbestos detected. |

## Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

| Description | Testing Site | Extracted | Holding Time |
|---|---|---|---|
| Asbestos - LTM-ASB-8020 | Melbourne | Nov 27, 2024 | Indefinite |

eurofins

web: www.eurofins.com.au
email: EnviroSales@eurofins.com

**Eurofins Environment Testing Australia Pty Ltd**
ABN: 50 005 085 521

| Melbourne | Geelong | Sydney | Canberra | Brisbane | Newcastle |
|---|---|---|---|---|---|
| 6 Monterey Road<br>Dandenong South<br>VIC 3175<br>+61 3 8564 5000<br>NATA# 1261<br>Site# 1254 | 19/8 Lewalan Street<br>Grovedale<br>VIC 3216<br>+61 3 8564 5000<br>NATA# 1261<br>Site# 25403 | 179 Magowar Road<br>Girraween<br>NSW 2145<br>+61 2 9900 8400<br>NATA# 1261<br>Site# 18217 | Unit 1,2 Dacre Street<br>Mitchell<br>ACT 2911<br>+61 2 6113 8091<br>NATA# 1261<br>Site# 25466 | 1/21 Smallwood Place<br>Murarrie<br>QLD 4172<br>T: +61 7 3902 4600<br>NATA# 1261<br>Site# 20794 & 2780 | 1/2 Frost Drive<br>Mayfield West<br>NSW 2304<br>+61 2 4968 8448<br>NATA# 1261<br>Site# 25079 |

**Eurofins ARL Pty Ltd**
ABN: 91 05 0159 898

| Perth |
|---|
| 46-48 Banksia Road<br>Welshpool<br>WA 6106<br>+61 8 6253 4444<br>NATA# 2377<br>Site# 2370 & 2554 |

**Eurofins Environment Testing NZ Ltd**
NZBN: 9429046024954

| Auckland | Auckland (Focus) | Christchurch | Tauranga |
|---|---|---|---|
| 35 O'Rorke Road<br>Penrose,<br>Auckland 1061<br>+64 9 526 4551<br>IANZ# 1327 | Unit C1/4 Pacific Rise,<br>Mount Wellington,<br>Auckland 1061<br>+64 9 525 0568<br>IANZ# 1308 | 43 Detroit Drive<br>Rolleston,<br>Christchurch 7675<br>+64 3 343 5201<br>IANZ# 1290 | 1277 Cameron Road,<br>Gate Pa,<br>Tauranga 3112<br>+64 9 525 0568<br>IANZ# 1402 |


**Company Name:** Greenlight Enviro Serv P/L ATF Greenlight OH&S
**Address:** Office 24, 15 Cochranes Rd
Moorabbin
VIC 3189

**Order No.:**
**Report #:** 1165039
**Phone:** 0416 388 825
**Fax:**

**Received:** Nov 27, 2024 6:35 PM
**Due:** Nov 28, 2024
**Priority:** 1 Day
**Contact Name:** - ATTN: Greenlight Lab Results

**Project Name:** 99 Thistlethwaite St SOUTH MELBOURNE VIC 3205
**Project ID:** 1340.02

**Eurofins Analytical Services Manager : Zoe Burke**

| Sample Detail | | | | | | Asbestos Absence /Presence |
|---|---|---|---|---|---|---|
| **Melbourne Laboratory - NATA # 1261 Site # 1254** | | | | | | X |
| **External Laboratory** | | | | | | |
| **No** | **Sample ID** | **Sample Date** | **Sampling Time** | **Matrix** | **LAB ID** | |
| 1 | GL012318 | Nov 27, 2024 | | Building Materials | M24-No0077785 | X |
| **Test Counts** | | | | | | 1 |

## Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report with the colour **blue** indicates data provided by customer that may have an impact on the results.
5. This report replaces any interim results previously issued.

## Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001).

## Units

| | |
|---|---|
| % w/w: | Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (**% w/w**) |
| F/fld | Airborne fibre filter loading as Fibres (**N**) per Fields counted (**n**) |
| F/mL | Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (**C**) |
| g, kg | Mass, e.g. of whole sample (**M**) or asbestos-containing find within the sample (**m**) |
| g/kg | Concentration in grams per kilogram |
| L, mL | Volume, e.g. of air as measured in AFM (**V** = **r** x **t**) |
| L/min | Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (**r**) |
| min | Time (**t**), e.g. of air sample collection period |

## Calculations

Airborne Fibre Concentration: $C = \left(\frac{A}{a}\right) \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{N}{n}\right) \times \left(\frac{1}{V}\right)$

Asbestos Content (as asbestos): $\%\, w/w = \frac{(m \times P_A)}{M}$

Weighted Average (of asbestos): $\%_{WA} = \sum \frac{(m \times P_A)_x}{x}$

## Terms

| | |
|---|---|
| **%asbestos** | Estimated percentage of asbestos in a given matrix may be derived from knowledge or experience of the material, informed by HSG264 *Appendix 2*, else assumed to be 15% in accordance with WA DOH *Appendix 2* (**$P_A$**). This estimate is not NATA-accredited. |
| **ACM** | Asbestos Containing Materials. Asbestos contained within a non-asbestos matrix, typically presented in bonded (non-friable) condition. For the purposes of the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm. |
| **AF** | Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to “non-bonded / friable”. |
| **AFM** | Airborne Fibre Monitoring, e.g., by the MFM. |
| **Amosite** | Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004. |
| **AS** | Australian Standard. |
| **Asbestos Content (as asbestos)** | Total %w/w asbestos content in asbestos-containing finds in a soil sample (**% w/w)**. |
| **Chrysotile** | Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.. |
| **COC** | Chain of Custody. |
| **Crocidolite** | Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.. |
| **Dry** | Sample is dried by heating prior to analysis. |
| **DS** | Dispersion Staining. Technique required for unequivocal Identification of asbestos fibres by PLM. |
| **FA** | Fibrous Asbestos. Asbestos-containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material that was previously non-friable and in a severely degraded condition. For the purposes of the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to distinguish visibly and may be assessed as AF. |
| **Fibre Count** | Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003 |
| **Fibre ID** | Fibre Identification. Unequivocal identification of asbestos fibres according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos. |
| **Friable** | Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the purposes of the NEPM, this includes both AF and FA. It is outside of the laboratory’s remit to assess the degree of friability. |
| **HSG248** | UK HSE HSG248, *Asbestos: The Analysts Guide*, 2nd Edition (2021), ISBN: 9780616667079. |
| **HSG264** | UK HSE HSG264, *Asbestos: The Survey Guide* (2012), .ISBN: 9780717665020 |
| **ISO (also ISO/IEC)** | International Organization for Standardization / International Electrotechnical Commission. |
| **K Factor** | Microscope constant (**K**) as derived from the effective filter area of the given AFM membrane used for collecting the sample (**A**) and the projected eyepiece graticule area of the specific microscope used for the analysis (**a**). |
| **LOR** | Limit of Reporting. |
| **MFM (also NOHSC:3003)** | Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres*, 2nd Edition [NOHSC:3003(2005)]. |
| **MMVF** | Man-Made Vitreous Fibre - exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and “bio-soluble fibres. NOTE: previously known as “synthetic mineral fibre” (SMF). |
| **NEPM (also ASC NEPM)** | National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended). |
| **Organic** | Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.. |
| **PCM** | Phase Contrast Microscopy. This is used for fibre counting according to the MFM. |
| **PLM** | Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.. |
| **Sampling** | Unless otherwise stated, Eurofins are not responsible for sampling equipment or the sampling process. |
| **SRA** | Sample Receipt Advice. |
| **Trace Analysis** | An analytical procedure is used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix. |
| **UK HSE HSG** | United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication. |
| **UMF** | Unidentified Mineral Fibre Detected. Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.. It may include (but is not limited to) actinolite, anthophyllite, or tremolite asbestos. |
| **WA DOH** | Reference document for the NEPM. Government of Western Australia, *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia* (updated 2021), including Appendix Four: *Laboratory analysis* |
| **Weighted Average** | Combined average %w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (**$\%_{WA}$**). |

## Comments

### Sample Integrity

| | |
|---|---|
| Custody Seals Intact (if used) | N/A |
| Attempt to Chill was evident | No |
| Sample correctly preserved | Yes |
| Appropriate sample containers have been used | Yes |
| Sample containers for volatile analysis received with minimal headspace | Yes |
| Samples received within HoldingTime | Yes |
| Some samples have been subcontracted | No |

### Asbestos Counter/Identifier:

| | |
|---|---|
| Modhurika De | Senior Analyst-Asbestos |

### Authorised by:

| | |
|---|---|
| Zoe Burke | Senior Analyst-Asbestos |

**Glenn Jackson**
**Managing Director**

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please click here.

## Contact Information & Further Services

Thank you for engaging Greenlight. If you have any queries about the report or any other asbestos related matters, please do not hesitate to contact our office on:

**Phone:** 1300 888 001
**email:** info@greenlightservices.com.au

Please quote the report number: **1340.02.ARI Rev 0** when making contact so that we can view the site's report along with your enquiry.

Greenlight are an experienced occupational hygiene and project management company and may be of further assistance in the following areas:

- Online Asbestos Management Solutions for clients with more than one property to manage
- QR Code and NFC tag signage and labelling services (linked to an online asbestos register)
- Asbestos Removal Management – *Suitable only for larger projects*, we can:
    - Establish scope of works and obtain asbestos removal quotes,
    - Review the fitness of companies applying for works
    - Recommend a suitable removalist
    - Supervise works with air monitoring and clearance inspections
- Respirable Crystalline Silica Air Monitoring
- Mould Inspections and Air Quality Assessments
- Soil Testing for Off-Site Disposal (Waste Classification Reports)
- Asbestos Clearance Certificates;
- Asbestos Air Monitoring;
- Meth Testing & Clandestine Drug lab Investigations (for methamphetamine drug residue within the site); or
- Indoor Air Quality Assessments.

If you know anyone that may benefit from our services, **please put us in touch**.