



Anthony Lillicrap

Director

0419 333 694

anthony@antasbestos.com.au

Po Box 2790, Alice Springs, NT, 0871

ABN: 13168110405

ACN: 168110405

ANT ASBESTOS SOLUTIONS PTY. LTD

West Point Building

Asbestos Site Register/ Management Plan

REPORT



West Point Building

October 2014

FINAL REPORT / REGISTER

HAZARDOUS MATERIALS SURVEY

Prepared for

Murray Neck Properties Pty Ltd
West Point Building
Alice Springs
NT 0870

ANT ASBESTOS SOLUTIONS PTY. LTD

ABN: 13 168 110 405
PO BOX 2790
ALICE SPRINGS
NT 0870

anthony@antasbestos.com.au

Phone : 0419 333 694

Prepared by:

A handwritten signature in blue ink, appearing to read 'Anthony Lillicrap'.

Anthony Lillicrap
Director

Date : 30/10/14

West Point Building
ASBESTOS SURVEY
EXECUTIVE SUMMARY.

This report presents the findings of a Hazardous Building Materials Survey and Qualitative Risk Assessment of the West Point Building in Alice Springs. The survey was authorized by Chris Neck and was conducted by Ant Asbestos Solutions Pty Ltd (AAS).

Overall Status

The overall status of each hazardous material type is outlined below :

Name	Asbestos	SMF	PCB	Lead Paint
West Point Building	No	N/A	N/A	N/A

Remedial Works Required

The following remedial works are required for the control of hazardous materials identified on the site.

Location of Hazardous Material	Priority Rating	Recommendations
No asbestos located onsite	N/A	N/A

Summary of Findings

Asbestos Materials.

No asbestos found on site.

ASBESTOS SURVEY

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1.0 Introduction

This report presents the findings of a Hazardous Building Materials Survey and Qualitative Risk Assessment of the West Point Building on 09/10/2014

The audit of all hazardous materials has been performed in accordance with the requirements of Chapter 8, Part 8.3 of the Northern Territory of Australia Work Health and Safety (National Uniform Legislation) Regulations 2013.

1.1 Consultant's Brief

The aim of the commission was to:

1. **Conduct an inspection of the premises** to identify the typical locations and applications in which Hazardous Building Materials have been used and label any hazardous materials found where necessary.
2. **Conduct an inspection of the surrounding area of the premises** to identify the typical locations and applications in which Hazardous Building Materials have been used. Example: AC sheeting and vinyl tiles.
3. **Conduct a qualitative assessment of the risk** that the identified Hazardous Building Materials pose to the users of the site (P1-P4 as per report template supplied).
4. **Recommend hazard control strategies for management** of the Hazardous Building Materials identified.
5. **Provide recommendations where remediation works are identified.**
6. **Prepare a report.**

1.2 Template Report Structure

A summary of the findings is presented in Section 4.0. The qualitative risk assessment criteria and a risk assessment and recommendations are presented in Sections 5.0 and 6.0 respectively.

A Hazardous Material Building Register contained in Appendix 1 in a tabulated format detailing :

- the location of the hazardous materials identified
- the type and description of the hazardous material
- references
- approximate quantity found and condition
- whether it is labeled in accordance with requirements [NOHC: 2018(2005)]
- priority rating and recommendations
- re-audit date for remedial works or re-inspection

A hazardous building materials register is presented in Appendix 1. Photographs are included in Appendix 2, site plan is included in Appendix 3 and an asbestos sample analysis report is contained in Appendix 5.

2.0 SURVEY METHODOLOGY

2.1 General Methodology

An inspection of the building(s) and surrounding area was performed to establish the typical locations and applications in which Hazardous Building Materials have been used for the purpose of preparing a qualitative risk assessment. For the purpose of this assessment, hazardous building materials include:

1. Asbestos containing materials

The scope of the survey was limited to a visual inspection of the accessible and representative construction materials, finishing materials and building services, and the collection of materials suspected of containing the hazardous materials listed above. Representative samples of suspected hazardous materials were collected where it was possible to do so without substantially damaging the decorative finishes, waterproofing membranes, equipment etc. No destructive sampling or damage to the existing finishes or services was performed to obtain samples or gain access to otherwise inaccessible areas. Equipment not associated with the building fabric and operational services was not included in the survey.

Due to the destructive nature of the sampling process, it is not possible to collect samples of all materials. Where it is not possible to collect a sample of material, the inspector has used his professional experience to make a judgment on the status of the material or the areas concerned. Where the inspector believed or suspected the material may contain asbestos, SMF or PCB, this has been recorded in the survey report and these materials should be treated as a hazardous material. If work is to be performed on these materials, they should first be analysed to confirm their status.

2.2 Material Sample Identification

2.2.1 Asbestos samples

The presence and extent of asbestos materials has been determined from a combination of representative sampling and inspection, as well as professional judgment based on the material's age, appearance and resemblance to materials from sampled locations.

Where required, analysis of materials suspected of containing asbestos were carried out by an independent NATA accredited laboratory.

- (i) Any representative samples of materials suspected of containing asbestos collected were analyzed for the presence of asbestos using a NATA accredited analysis company.

NATA endorsed analysis report is contained in appendix 5.

Asbestos types and common names: Chrysotile - White Asbestos
Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

2.3 Statement of Building Survey Limitations

While every practicable effort has been made to identify all asbestos / hazardous materials, additional materials may be present in areas that were inaccessible during the site inspection. Such areas may include, but are not limited to: ceiling spaces, under floor areas, enclosed wall cavities, cabinetry, under floor coverings, inside plant and equipment.

Inaccessible areas that are likely to contain asbestos have been highlighted in the Asbestos register. Other inaccessible areas may also contain asbestos.

A further assessment of currently inaccessible areas should be performed if such areas are likely to be accessed or affected by any future works.

3.0 BRIEF DESCRIPTION OF THE SITE

3.1 Site Details

The West Point Building located at the corner of Stott Terrace and Railway Terrace.

Alice Springs
NT 0870

3.2 Site Description

The building is a dual level stand alone structure with metal roof and mixed wall construction.

3.3 Areas Not Accessible

Areas not accessible include ceiling spaces and cavity walls.

4.0 Qualitative Risk Assessment – Methodology

4.1 Introduction

The site inspection and building survey identified and recorded the locations of the hazardous materials described in the Register in *Appendix 1*. The following section outlines the principal factors used for making a qualitative assessment of the risk the hazardous materials pose to all the building's occupants and the priority rating system for the control of hazardous materials. *Section 4.0* outlines general comments on the condition of the hazardous material identified, remediation works that are recommended and areas where the condition of the hazardous materials has deteriorated.

4.2 Asbestos Materials

The purpose of the on-site phase of the survey is to identify the presence of asbestos materials through a combination of visual inspection and material sampling. The qualitative risk assessment of any asbestos material identified is based upon an evaluation of factors, such as the friability, location and condition of the identified materials whether the nature of the work carried out in the area is likely to disturb the asbestos, the likelihood of fibers released entering the occupied space and any other information considered important or relevant.

These factors have also been utilized in the process of determining appropriate recommendations for the timing of future assessment activities. As part of the risk assessment process, each asbestos hazard identified has been allocated a Priority Rating. This will assist in the development of a comprehensive hazardous materials management and abatement program.

Ant Asbestos Solutions Pty Ltd Priority Rating for Control of Asbestos Hazards

Priority 1 (P1) Immediate Elevated Risk Level –Restrict access/Remove

Friable material due to its present condition and location, presents an immediate health risk. Immediate control measures are required and the area containing this material should be isolated from personnel. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority 2 (P2) Potential Elevated Risk Level – Encapsulate (as situation demands) – Plan Removal – Restrict Access.

Damaged or unstable material, which if disturbed is likely to present an immediate health risk, with the likelihood of contamination may be spread to other areas. Control measures to stabilize this material should be initiated immediately, with formal abatement of the hazard being considered.

Priority 3 (P3) Low Risk - Requiring Minor Maintenance – Encapsulate - Restrict Access / Monitor Condition.

Non-friable or stable material with some minor areas of damage, requiring remedial action or is likely to be subject to damage or degradation due to environmental conditions. It is recommended that maintenance work be performed to stabilize and repair damaged areas. Controls must be implemented to protect these materials from further damage or degrading factors.

Priority 4 (P4) Negligible Risk Under Present Conditions- Leave in situ- Maintain and Monitor condition.

Non friable or stable material that is unlikely to present a risk to health unless damaged, tooled cut, sanded, abraded or machined. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

5.0 Qualitative Risk Assessment – Hazard Control Strategies and Recommendations.

5.1 Asbestos Materials

5.1.1 Risk Assessment

With the exception of the asbestos materials tabulated in section 5.1.2, the asbestos containing materials identified during the inspection are in a stable condition and have been allocated a Priority 4 rating (Negligible Risk Under Present Conditions). They do not present a significant asbestos related health risk whilst they are maintained in good condition and remain undisturbed.

5.1.2 Recommended Remedial Works.

The following asbestos containing materials identified are damaged, deteriorating or subject to disturbance. The recommendations for remedial works for these items are outlined below.

5.1.3 Hazard Control Strategies and Management Options.

“Maintain Undisturbed” is the recommended medium-term strategy for management of Priority 4 asbestos containing materials in accordance with Part 8 of The Control of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].

It is recommended the asbestos containing materials are labeled in accordance with requirements of the “NT Worksafe Code of Practice How to Manage and Control Asbestos in the Workplace, 20 December 2011”.

Implementation of asbestos management procedures that minimize the potential for future damage of the asbestos materials should also be adopted. The asbestos materials should be inspected on a regular basis in accordance with the recommendations in the asbestos register in Appendix 1 of this report to ensure any deterioration or damage is detected early and that the material(s) are maintained in a good and stable condition.

5.1.4 Renovations – Demolition.

Asbestos materials should be removed prior to the commencement of any renovation or demolition works that may cause their disturbance. Any removal of the asbestos materials should be done in accordance with the requirements of the “NT Worksafe Code of Practice – How To Safely Remove Asbestos, 20th of December 2011”.

APPENDIX 1 : HAZARDOUS BUILDING MATERIALS REGISTER

INSTRUCTIONS TO SITE MANAGERS

ALL TRADESPERSONS must be instructed to check this register before commencing any work on the premises and to identify whether or not their work could involve contact with asbestos containing materials or other hazardous building materials. If any work requires the disturbance of asbestos or other

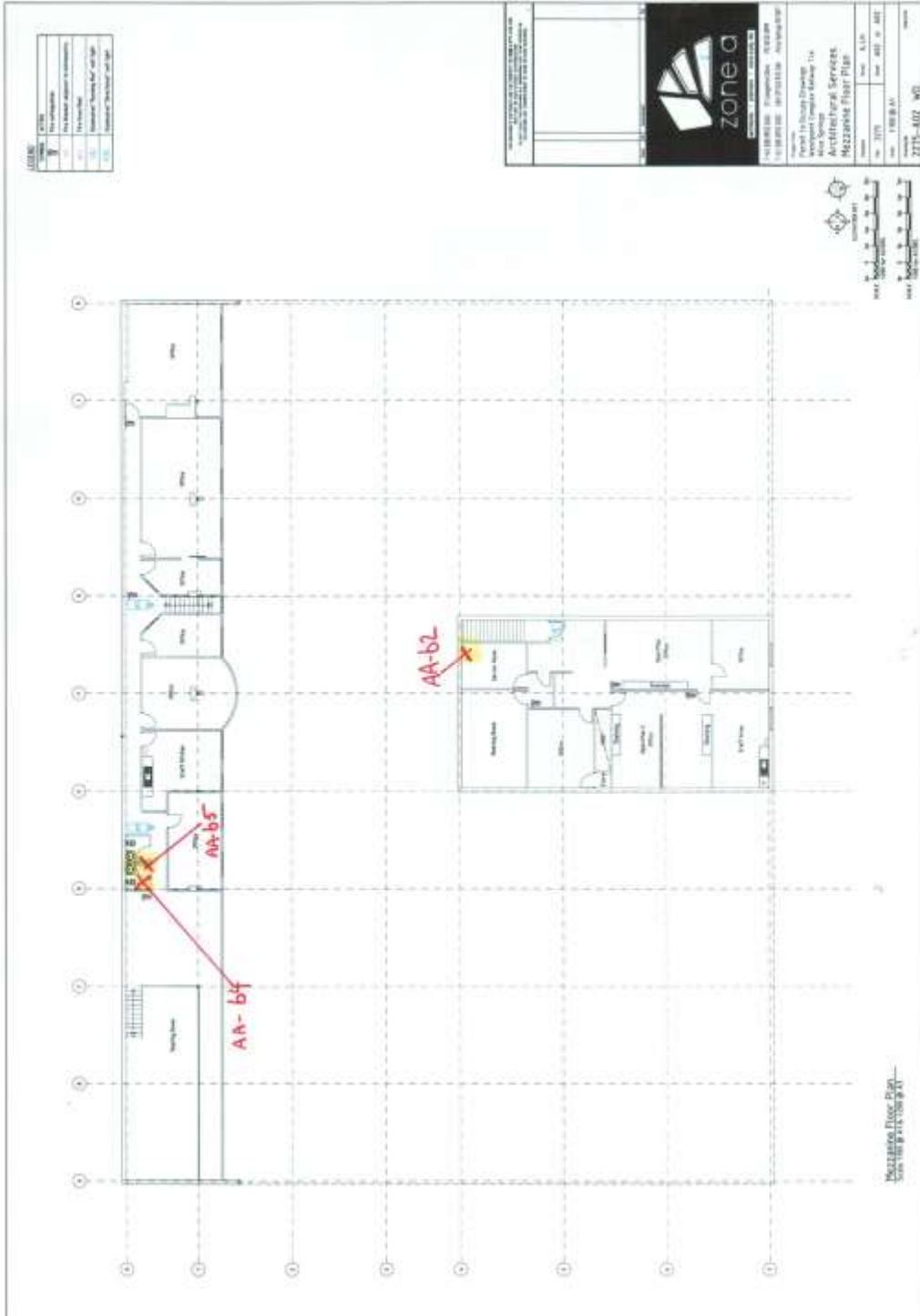
hazardous materials, (whether or not they are listed in the register), appropriate safety procedures must be employed.

APPENDIX 2 : Key and Explanatory Notes to Hazardous Building Material Register

Column Heading	Description
Location	A detailed description of the location of the hazardous building material relevant to this entry.
Material Type	The specific hazardous building material type, eg: Asbestos : flat asbestos cement sheet, corrugated asbestos cement sheet, vinyl asbestos tiles, CAF gasket,

	<p>etc. SMF : SMF blanket on the underside of the roof, SMF batts on the ceiling, loose filled SMF on the ceiling etc. PCB : fluorescent lights etc. Paint : Lead. Other Hazardous Materials : Batteries etc.</p>
Sample / Photograph Reference	<p>Sample Reference number allocated to the sample collected from this asbestos containing material; refer also to Appendix 5 for asbestos samples. Photograph Reference number, Appendix 2.</p>
Quantity	<p>The quantity of hazardous building material relevant to this location. Depending on the nature of the material, the quantity is given as an area (m²), length (m), lineal metres or number of pieces/units.</p>
Condition	<p>Good : good and stable condition Fair : early signs of deterioration or localized areas of minor mechanical damage. For PCB capacitors this would include evidence of seals deteriorating. Poor : the material is in poor condition and remedial action is required eg, capacitors are leaking etc.</p>
Label	<p>Yes if labelled / No if not labelled for hazardous material present.</p>
Risk Priority Rating	<p>The allocated priority ratings for this entry / P1 – P4 refer to Section 4.0</p>
Recommendations	<p>Recommended remedial actions for damaged or deteriorating material.</p>
Next Audit Date	<p>Date for implementing recommendations and remedial actions specified for this entry. Where a Priority 4 Rating is allocated, this refers to the date for re-inspection of this material.</p>

APPENDIX 3 : SITE PLAN – INCLUDES SAMPLE POINTS.



APPENDIX 4 : ASBESTOS ANALYSIS REPORT

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ASBESTOS IDENTIFICATION REPORT No. 75943

CLIENT:	ANT Construction & Development	RECEIVED IN LAB:	14 October 2014
ATTENTION:	Anthony Lillicrap	REPORT DATE:	29 October 2014
LOCALITY:	WestPoint Building, Alice Spring	SAMPLED BY:	As received

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

No	Location	Dimensions	Description	Asbestos by PLM	Chrysotile by XRD	Organic Fibre
AA-59	Male toilet partition	10x5x2mm	Off-white cement sheet, painted cream	No		Yes
AA-60	Outside walkway ceiling	10x5x3mm	Off-white cement sheet, painted orange	No		Yes
AA-61	Store	10x5x2mm	Blue/white patterned vinyl layer		No	
AA-62	Server room	10x5x3mm	Grey vinyl layer		No	
AA-63	Matrix cladding to eastern side of building – blue	10x5x2mm	Off-white cement sheet, painted blue	No		Yes
AA-64	Toilet wall lining	10x5x3mm	Off-white cement sheet	No		Yes
AA-65	Toilet flooring	10x5x2mm	Pale green vinyl layer		No	
AA-66	Matrix cladding to western side of building – blue	10x5x3mm	Off-white cement sheet, painted blue	No		Yes

Approved Identifier (PLM) and Testing Officer (XRD) and Signatory (PLM/XRD)



Michael Till

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions and Descriptions are approximate only. PLM = Polarized Light Microscopy, XRD = X-ray diffraction. Serp = Serpentine
 There are three minerals in the **Serpentine** mineral group – chrysotile, antigorite and lizardite Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and was not detected. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the Organic Fibre column implies not detected. A blank in the PLM or XRD columns implies not tested by this method.
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