Asbestos Materials Survey

Prepared for:	Abril
Prepared by:	Karim Nazemi Licensed Asbestos Assessor #001359 Trinitas Group
Site	1st Dundas Scout Hall
Address:	Yates Avenue, Dundas Valley NSW 2117
Date:	Thursday, 31 August 2023

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Please note there are limitations associated with this report due to a range of factors, including, but not limited to the scope of works, survey methodology and inaccessible areas. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

This report is not adequate for the purposes of refurbishment or demolition works. This report must be reviewed prior to the commencement of such works and a more intrusive risk assessment undertaken to identify asbestos-containing materials which may be disturbed during building demolition or refurbishment works.

Refer to the Statement of Limitations for further details. Refer to the Areas Not Accessed for further details.

Document Distribution

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	Name	Karim Nazemi	Name	Denny Bolatti
1	Signature		Signature	
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Contents

Summary of Findings

The following table provides a summary of identified asbestos risks during the building:

Building Name	No. High Risk Asbestos Items	No. Medium Risk Asbestos Items	No. Low Risk Asbestos Items	Total Asbestos Items
1st Dundas Scout	5	0	4	9
TOTAL	**5**	**0**	**4**	**9**

Areas Not Accessed

Area/Item	Not Accessed	Comments
Building facade fixing brackets	All	
Lift shaft and lift cabin fittings	N/A	
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All	
Inaccessible culverts and floor trenches or tunnels	All	
Waterproof membranes	All	
Inside mechanical equipment	All	
Behind ceramic wall tiles	All	
Fire door cores	All	
Within air conditioning re-heat boxes	All	
Within electrical switchboard cupboard or backing	All	
Gaskets, mastics & sealants to pipework, ductwork, mechanical equipment & construction/expansion joints	All	
Within internal walls partitioning	All	
Inaccessible ceiling spaces	All	
Under carpeted floor coverings	All	
Wall cavities	All	

It is possible that asbestos-containing materials, which may be concealed within inaccessible areas/voids, may not have been located during the asbestos materials survey. It is noted that asbestos-containing material may be contained within or behind those areas identified in the above table. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

Scope of Works & Methodology

Scope

The scope of works for the project was as follows:

- Undertake an Asbestos Materials survey
- Inspect representative and accessible areas of the site to identify probable asbestos-containing materials (ACM)
- Identify the likelihood of ACM in inaccessible areas
- Identify the types of ACM and their condition
- Assess the risks posed by the ACM
- Take photographs of suspected ACM
- Collect samples of suspected ACM
- Transporting samples under a chain of custody to a NATA-Accredited laboratory for analysis
- Compile an ACM register
- Recommend control measures and actions necessary to manage any ACM related risks

Methodology

Asbestos

This component of the assessment was carried out in accordance with the guidelines documented in SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). Samples of suspected asbestos- containing materials were collected during the survey and were analysed in a NATA-accredited laboratory for the presence of asbestos by Polarised Light Microscopy.

Recommendations

These recommendations should be followed whenever any ACM is identified, irrespective of the level of risk.

Asbestos

In accordance with the WHS Regulations (2017) and SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) we make the following recommendations:

- Record the following information in the site's asbestos register:
  - details of the type, condition, accessibility and location of all asbestos-containing material at the site;
  - measures taken control the asbestos-containing material;
  - details of any risk assessment carried out prior to these measures being taken;
  - records of any other work done on the asbestos-containing material;
  - records of any communication and/or consultation relation to asbestos-containing material at the site.
- Ensure a copy of the asbestos is on site, kept up to date and made readily accessible to the employees, contractors, subcontractors, persons removing asbestos-containing material, persons engaged to do work that may disturb asbestos- containing material and any other person who may be exposed to the asbestos-containing material.
- Review the asbestos register and risk assessments every 12 months, or earlier if:
  - a risk assessment indicates the need for reassessment;
  - there is evidence any risk assessment is no longer valid;
  - there is evidence that any control measures are ineffective;
  - changes to work practices and systems of work are introduced;
  - there is a change to the condition of the asbestos-containing material; or
  - any asbestos-containing material has been disturbed, removed, enclosed or sealed
  - a visual inspection should be undertaken as part of any review of asbestos register. Risk assessments should be undertaken in by a competent person, such as a asbestos containing material specialist.
- Develop and maintain an asbestos management plan that contains the following information:
  - the asbestos register;
  - details of any maintenance or service work on asbestos-containing material;
  - mechanisms for providing the employees, contractors, subcontractors, persons removing asbestos-containing material, persons engaged to do work that may disturb asbestos-containing material and any other person who may be exposed to the asbestos-containing material with the asbestos register;
  - decisions about management options (ie to maintain the asbestos-containing material or replace it) and reasons for those decisions;
  - a timetable for action, including priorities, dates for risk assessment review, etc;
  - monitoring arrangements;
  - responsibilities of all persons involved;
  - training arrangements;
  - procedure for reviewing and updating the asbestos management pan and asbestos register; and
  - safe work methods.
  - The asbestos management plan should be reviewed whenever the asbestos register is reviewed.
- Provide Asbestos Awareness training to staff and site personnel in accordance with the requirements SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) Part 6.3.

- 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 *SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). Part 3.3.*
- Areas highlighted as areas of 'no access' should be presumed to contain asbestos containing material. Appropriate management planning should be implemented in order 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 containing material can be confirmed.
- Ensure all asbestos-containing materials remaining in-situ are labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019) *Part 2.5.*

Asbestos Risk Assessment Factors

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

- Evidence of physical damage;
- Evidence of water damage;
- Proximity of air plenums and direct air stream;
- Friability of asbestos material;
- Requirement for access for building operations;
- Requirement for access for maintenance operations;
- Likelihood of disturbance of the asbestos material;
- Accessibility;
- Exposed surface areas; and
- Environmental conditions

These aspects are in turn judged upon: (i) potential for fibre generation, and, (ii) the potential for exposure.

Condition
The condition of the asbestos products identified during the survey is usually reported as being good, fair or poor.

- Good: - refers to asbestos materials, which have not been damaged or have not deteriorated.
- Fair: - refers to the asbestos material having suffered minor cracking or de-surfacing.
- Poor: - describes asbestos materials which have been damaged, or their condition has deteriorated over time.

Friability
The friability of asbestos products describes the ease of which the material can be crumbled, and hence to release fibres.

- Friable asbestos: - (e.g. limpet beam insulation, pipe lagging) can be easily crumbled and is more hazardous than non-friable asbestos products.
- Non-Friable asbestos: - commonly known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a stable non-asbestos matrix. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc), asbestos containing vinyl floor tiles and electrical backing boards.

Accessibility/Disturbance Potential
Asbestos products can be classified as having low, medium or high accessibility/disturbance potential.

- Low accessibility describes asbestos products that cannot be easily disturbed, such as materials in building voids, set ceilings, etc.
- Medium accessibility describes asbestos products that are visible but normal access is impeded, such as materials behind cladding material or are present in a ceiling space or are height restricted
- High accessibility asbestos products can be easily accessed or damaged due to their close proximity to personnel, e.g. asbestos cement walls or down pipes.

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

- A low risk ranking describes asbestos materials that pose a low health risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.
- A medium risk ranking applies to materials that pose an increased risk to people in the area.

- Asbestos materials that possess a high-risk ranking pose a high health risk to personnel or the public in the area of the material. Materials with a high-risk ranking will also possess a Priority 1 recommendation to manage the asbestos and reduce the risk.

The following priority rating system is adopted to assist in the programming and budgeting of the control of asbestos risk identified at the site.

Priority 1 (P1): Organise Remedial Works Immediately

An area has asbestos containing materials, which are either damaged or are being exposed to continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other parts with continued unrestricted use of this area. Representative asbestos fibre monitoring should be conducted in the building area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended. As an interim action, restrict access.

Priority 2 (P2): Organise Remedial Works Within 3 Months

An area has asbestos containing materials with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
- The material is accessible and can when disturbed, present a short-term exposure risk.
- Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling system,

Appropriate abatement measures should be taken as soon as practicable. A negligible health risk exists if materials remain undisturbed under the control of an asbestos management plan.

Priority 3 (P3): No Remedial Works Required

An area has asbestos-containing materials, where:

- The condition of the friable asbestos material is now stable and has low potential of being disturbed or
- The material is currently in a non-friable condition, may have slight damage but do not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Negligible health risks are present if materials are left undisturbed under the control of an asbestos management plan. Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

Priority 4 (P4): No Remedial Works Required

The asbestos material is in a non-friable form and in good condition. It is most unlikely that the material can be disturbed under normal circumstances and can be safety subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be left, and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.

Asbestos Management Requirements

Introduction
Asbestos is the fibrous form of mineral silicates belonging to the serpentine and amphibole groups with the most common types being crocidolite (blue asbestos), amosite (brown or grey asbestos) and chrysotile (white asbestos).

Asbestos is a hazardous material that poses a risk to health by inhalation if the asbestos fibres become airborne and people are exposed to these airborne fibres. Exposure to asbestos fibres is known to cause mesothelioma, asbestosis and lung cancer.

Asbestos and asbestos-containing materials were used extensively in Australian buildings and structures, plant and equipment and in ships, trains and motor vehicles during the 1950s, 1960s and 1970s, and some uses, including some friction materials and gaskets, were only discontinued on 31 December 2003.

Asbestos materials in a bonded form do not present an immediate health risk if they remain undisturbed and in good condition. It is the inhalation of fibres from friable forms of asbestos, or dusts generated by disturbing bonded materials, that may lead to the risk of asbestos-related disease.

Asbestos Management Plan (AMP)
An AMP (including an asbestos register) should be developed for the site as per Part 4.1 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019). See the Recommendation section of this report for details of what should be included in the AMP.

Updates to Register, AMP and Risk Assessments
The asbestos register and the AMP should be reviewed (via visual inspection by a competent person) and updated at least every 5 years for non-friable ACM and every 12 months for friable ACM where a risk assessment indicates the need for a reassessment or if any ACMs have been removed or updated as per Parts 3.2 and 4.2 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Risk assessments should be reviewed regularly, particularly when there is evidence that the risk assessment is no longer valid, control measures are shown to be ineffective or there is a significant change planned for the workplace or work practices or procedures relevant to the risk assessment; or there is a change in ACM condition or ACMs have since been enclosed, encapsulated or removed.

Labelling
All confirmed or presumed ACMs (or their enclosures) should be labelled to identify the material as *asbestos-containing* or *presumed asbestos-containing* and to warn that the items should not be disturbed as per Part 2.5 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Training
Staff and site personnel must be provided with *Asbestos Awareness* training in accordance with Part 6.3 of SafeWork NSW, Code of Practice for How to Manage and Control of Asbestos in Workplaces (2019).

Training should inform staff how to work safely alongside asbestos by instructing them of:

- The health risks associated with asbestos.
- Their roles and responsibilities under the AMP.
- Procedures for managing asbestos on-site.
- The correct use of control measures and safe work methods to minimise the risks from asbestos. Training records must be kept.

Refurbishment / Demolition Requirements
This audit is limited by the Scope of Works and Methodology outlined within this report.

Generally, a new audit or revised audit is required prior to any planned refurbishment, alteration, demotion or upgrade works that may disturb ACMs at the site in accordance with *Australia Standard AS 2601: The Demolition of Structures*

Removal of Asbestos Materials
If the asbestos management plan calls for the removal of asbestos, the Work Health and Safety Regulation 2017 (NSW) requires that this be done in accordance with *SafeWork NSW, Code of Practice: How to Safely Remove Asbestos (2019).*

Ensure that a risk assessment is performed by a competent person prior to the asbestos removal and that the asbestos removalist considers this risk assessment when developing their asbestos removal control plan.

Asbestos removal licences are required for non-friable and friable asbestos removal work. Friable asbestos removal work also requires a WorkCover permit.

Consultation and Communication related to Asbestos Removal

When asbestos-containing materials are to be removed, there must be full consultation, information sharing and involvement by everyone in the workplace at each step of the asbestos-containing material removal process and records should be kept.

Provision of Information to the Asbestos Removalist

Before any removal work commences, the asbestos removalist must be provided with a copy of the asbestos register and work specifications for the asbestos-containing materials removal.

Air Monitoring

Air monitoring may need to be performed when asbestos-containing materials are being removed to ensure control measures are effective. Air monitoring is required for all indoor removals of friable asbestos-containing materials and for all outdoor removals of friable asbestos-containing materials where there might be a risk to other people.

The need for air monitoring should be determined by a competent person who is independent from the person responsible for the removal work.

If air monitoring is required, the competent person shall develop a documented air-monitoring program, which includes the requirements for clearance monitoring.

Asbestos removal must not commence until the air monitoring has commenced.

The results of air monitoring shall be provided to all relevant parties as soon as possible.

In accordance with *Section 261 of the Work Health & Safety Regulations (2017),* any air monitoring must be analysed in a NATA-Accredited laboratory in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC: 3003 (2005)].*

Clearance to Reoccupy an Asbestos Work Area

Before clearance is granted for an asbestos work area to be re-occupied, there must be a thorough clearance inspection. The clearance inspection must be conducted by a competent person who is independent from the person responsible for the removal work.

Following the final clearance inspection, a clearance certificate must be issued by this competent person. Any protective barriers between the asbestos work area and public areas must remain intact until completion of all asbestos removal work and successful completion of the clearance inspection.

Disposal of Asbestos Waste

The handling and storage of asbestos waste at a worksite is regulated solely by SafeWork NSW. The storage at any location other than worksites, transport and disposal of asbestos waste are regulated by the NSW Department of Environment, Climate Change and Water (DECCW).

At the asbestos removal site, asbestos waste must be collected and disposed of in an asbestos waste bag, a drum, a bin or asbestos waste skip. If the asbestos waste cannot be disposed of immediately, it should be stored in a solid waste drum, bin or skip, sealed, and secured at the completion of each day's work.
All asbestos waste must be removed from the workplace by a competent person. When transported, bonded asbestos must be securely packaged at all times and friable asbestos must be kept in sealed containers. All asbestos waste must be transported in a covered, leak-proof vehicle.

The asbestos waste may only be disposed of at a landfill site licensed by the DECCW to accept asbestos waste. This landfill site must receive prior notification by the asbestos remover of the intention to dispose of asbestos waste at this site. The landfill site must issue a certificate of disposal and the asbestos remover must provide the Facilities Manager with a copy of this certificate. It is the Facilities Manager's responsibility to ensure a copy of the certificate of disposal is placed within the relevant site's asbestos register.

Statement of Limitations

This report has been prepared in accordance with the agreement between the client and Trinitas Group. 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 is solely for the use of the client and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Trinitas Group.

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

'The following should also be noted:
While the survey has attempted to locate the asbestos-containing 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 audit. Such inaccessible areas fall into a number of categories.

- Locations behind locked doors.
- In set ceilings or wall cavities.
- Those areas accessible only by dismantling equipment or performing minor localised demolition works.
- Service shafts, ducts etc., concealed within the building structure.
- Energised services, gas, electrical, pressurised vessel and chemical lines
- Voids or internal areas of machinery, plant, equipment, air conditioning ducts etc.
- 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.
- Height restricted areas.
- Areas deemed unsafe or hazardous at time of audit

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

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

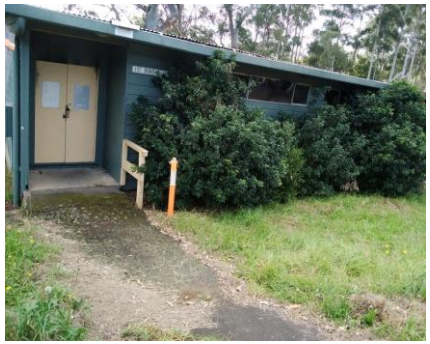
Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of asbestos containing material has been detected.

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 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.

This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works, or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only

Asbestos Register



Client Name:	Abril	**Property Number:**	N/A	**Survey Date:**	31/08/2023
Site Name:	1st Dundas Scout Hall	**Building Age:**	1950	**Inspected By:**	Karim Nazemi
Site Address:	Yates Avenue, Dundas Valley NSW 2117	**Construction Type:**	Cladding	**Building Size (m2):**	300
Building Name:	1st Dundas Scout	**Roof Type:**	Metal	**No. Levels:**	1

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
1	Exterior	Ground Floor	Building eaves throughout	Asbestos	FC sheeting	01	Positive	230831-133207	60	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
2	Interior	Ground Floor	West side, electricity meter box	Asbestos	Electrical backing board	Nil	Presumed Positive	230831-134031	1 unit	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
3	Exterior	Ground Floor	Southwest corner, debris on ground surface	Asbestos	FC fragments	02	Positive	230831-134050	20	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
4	Interior	Ground Floor	South-east corner, debris on floor (partially inspected due to u safe structure)	Asbestos	FC fragments	Similar to 02	Presumed Positive	230831-135813	100	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
																materials as part of an AMP
5	Exterior	Ground Floor	East side, electricity meter box, fire damaged	Asbestos	Electrical backing board	Nil	Presumed Positive	230831-134131	1 unit	Poor	Friable	Medium	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
6	Exterior	Ground Floor	South side, external areas adjacent kitchen	Asbestos	FC fragments	Similar to 02	Presumed Positive	230831-134216	15	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
7	Interior	Ground Floor	Internal wall linings in the western section (not fire damaged)	Asbestos	Masonite like material	03	Negative	230831-134405								
8	Interior	Ground Floor	Internal wall linings in the western section (not fire damaged)	Asbestos	Masonite like material	Similar to 03	Presumed Negative	230831-134441								
9	Interior	Ground Floor	Kitchen, vinyl flooring	Asbestos	Vinyl flooring	04	Negative	230831-134901								
10	Interior	Ground Floor	Internal wall linings in the western section (not fire damaged)	Asbestos	Masonite like material	Similar to 03	Presumed Negative	230831-134915								
11	Exterior	Ground Floor	North side, fire damage debris on ground surface	Asbestos	FC fragments	05	Positive	230831-135903	30	Poor	Friable	High	High	No	P1	P1 - Restrict access to area & organise remediation works as soon as practicable & manage any remaining materials as part of an AMP
12	Interior	Sub-floor	Subfloor throughout, Packers on piers	Asbestos	FC fragments	06	Positive	230831-140719	Through out	Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
13	Interior	Sub-floor	Subfloor surface, fragments on surface	Asbestos	FC fragments	Similar to 06	Presumed Positive	230831-140857		Good	Non-Friable	Low	Low	No	P4	P4 - No short term remediation works required. Review periodically and manage as part of an AMP
14	Exterior	Ground Floor	North side, Insulation material	Asbestos	SMF like material	Nil	Presumed Negative	230831-140906								

Item	Location	Level	Room-Specific Location	Hazard Type	Item description	Sample Reference	Sample Status	Photo No	Extent	Condition	Friability	Disturbance Potential	Risk Rating	Current Label	Control Priority	Control Recommendation
15	Interior	Ground Floor	Western section, insulation material on floor	Asbestos	SMF like material	Nil	Presumed Negative	230831-140909								

Positive Photos

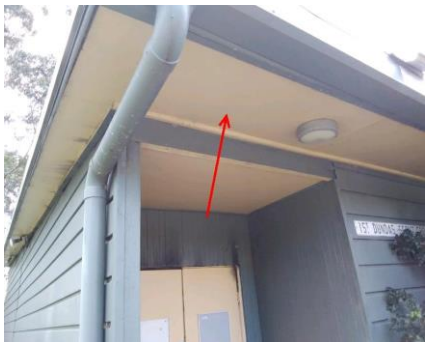


Photo No: 230831-133207
Result: Asbestos - Positive
Location-Level: Exterior - Ground Floor
Room-Location: Building eaves throughout
Feature-Material: FC sheeting
Item No - Risk Rating: 1 - Low

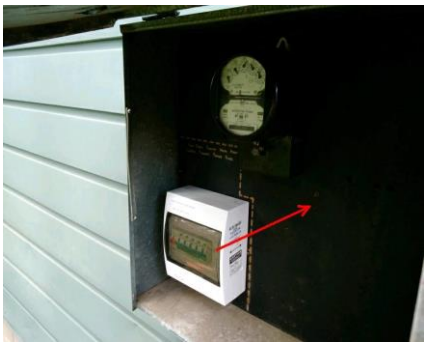


Photo No: 230831-134031
Result: Asbestos - Presumed Positive
Location-Level: Interior - Ground Floor
Room-Location: West side, electricity meter box
Feature-Material: Electrical backing board
Item No - Risk Rating: 2 - Low

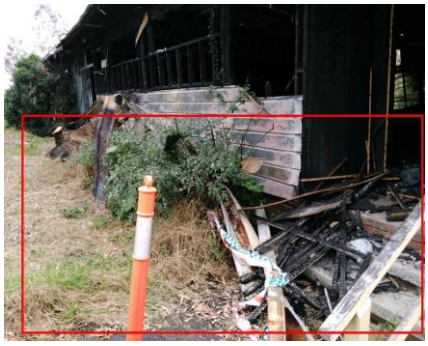


Photo No: 230831-134050
Result: Asbestos - Positive
Location-Level: Exterior - Ground Floor
Room-Location: Southwest corner, debris on ground surface
Feature-Material: FC fragments
Item No - Risk Rating: 3 - High

Photo No: 230831-135813
Result: Asbestos - Presumed Positive
Location-Level: Interior - Ground Floor
Room-Location: South-east corner, debris on floor (partially inspected due to u safe structure)
Feature-Material: FC fragments
Item No - Risk Rating: 4 - High

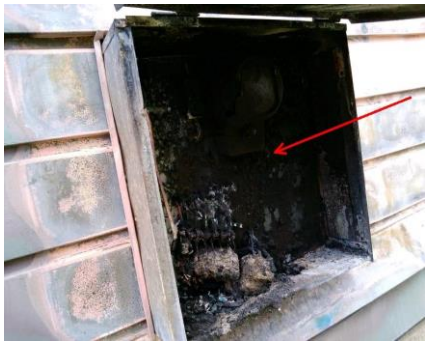


Photo No: 230831-134131
Result: Asbestos - Presumed Positive
Location-Level: Exterior - Ground Floor
Room-Location: East side, electricity meter box, fire damaged
Feature-Material: Electrical backing board
Item No - Risk Rating: 5 - High

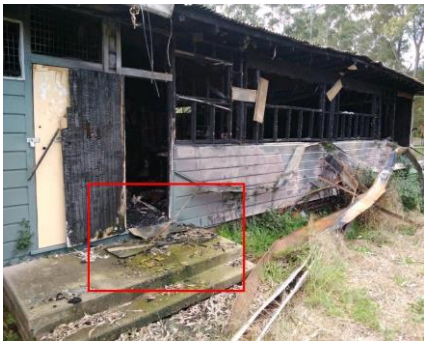


Photo No: 230831-134216
Result: Asbestos - Presumed Positive
Location-Level: Exterior - Ground Floor
Room-Location: South side, external areas adjacent kitchen
Feature-Material: FC fragments
Item No - Risk Rating: 6 - High

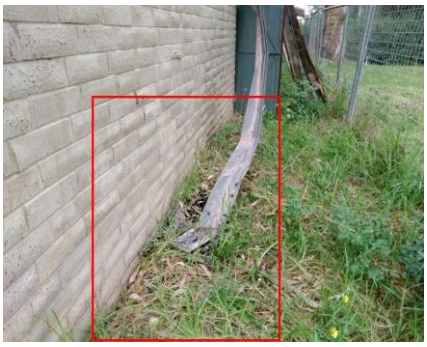


Photo No: 230831-135903
Result: Asbestos - Positive
Location-Level: Exterior - Ground Floor
Room-Location: North side, fire damage debris on ground surface
Feature-Material: FC fragments
Item No - Risk Rating: 11 - High

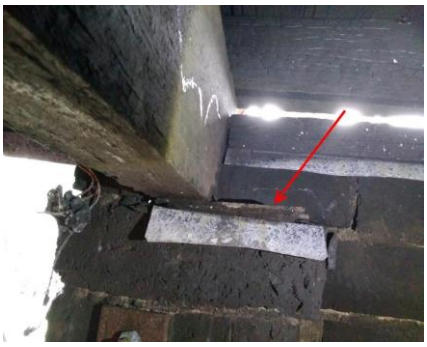


Photo No: 230831-140719
Result: Asbestos - Positive
Location-Level: Interior - Sub-floor
Room-Location: Subfloor throughout, Packers on piers
Feature-Material: FC fragments
Item No - Risk Rating: 12 - Low

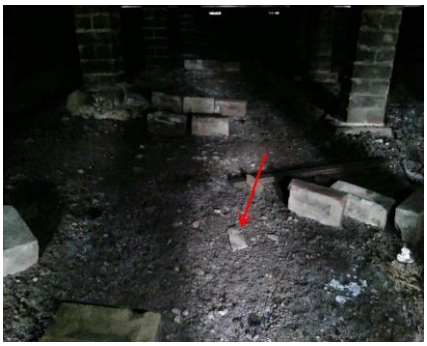


Photo No: 230831-140857
Result: Asbestos - Presumed Positive
Location-Level: Interior - Sub-floor
Room-Location: Subfloor surface, fragments on surface
Feature-Material: FC fragments
Item No - Risk Rating: 13 - Low

Negative Photos

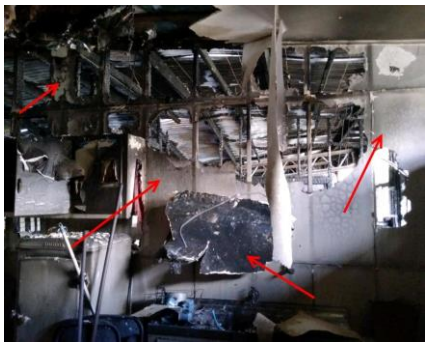


Photo No: 230831-134405
Result: Asbestos - Negative
Location-Level: Interior - Ground Floor
Room-Location: Internal wall linings in the western section (not fire damaged)
Feature-Material: Masonite like material

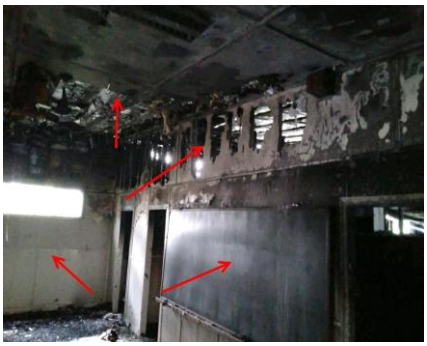


Photo No: 230831-134441
Result: Asbestos - Presumed Negative
Location-Level: Interior - Ground Floor
Room-Location: Internal wall linings in the western section (not fire damaged)
Feature-Material: Masonite like material

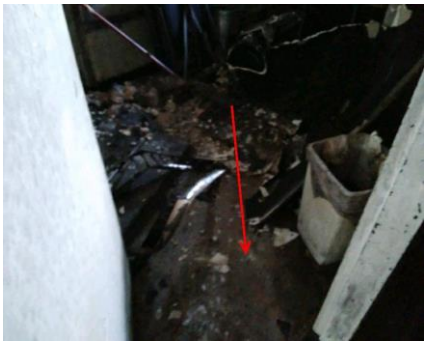


Photo No: 230831-134901
Result: Asbestos - Negative
Location-Level: Interior - Ground Floor
Room-Location: Kitchen, vinyl flooring
Feature-Material: Vinyl flooring

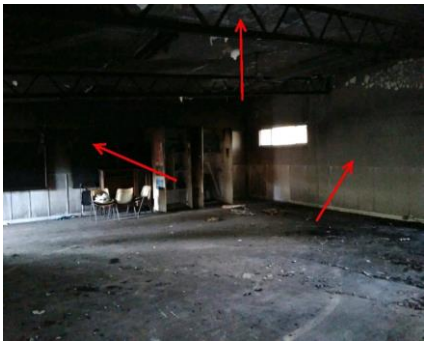


Photo No: 230831-134915
Result: Asbestos - Presumed Negative
Location-Level: Interior - Ground Floor
Room-Location: Internal wall linings in the western section (not fire damaged)
Feature-Material: Masonite like material

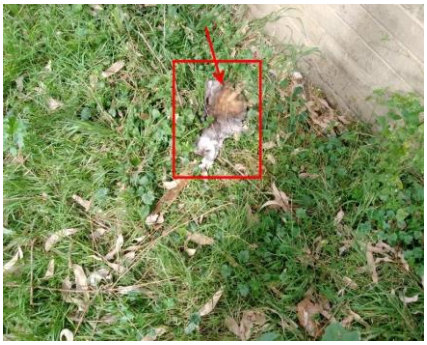


Photo No: 230831-140906
Result: Asbestos - Presumed Negative
Location-Level: Exterior - Ground Floor
Room-Location: North side, Insulation material
Feature-Material: SMF like material

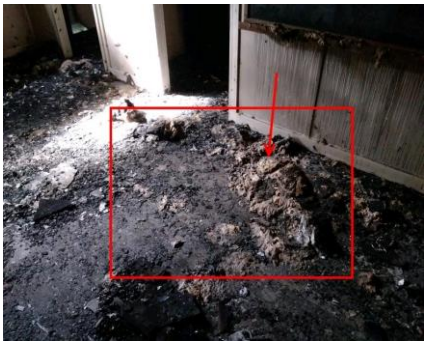
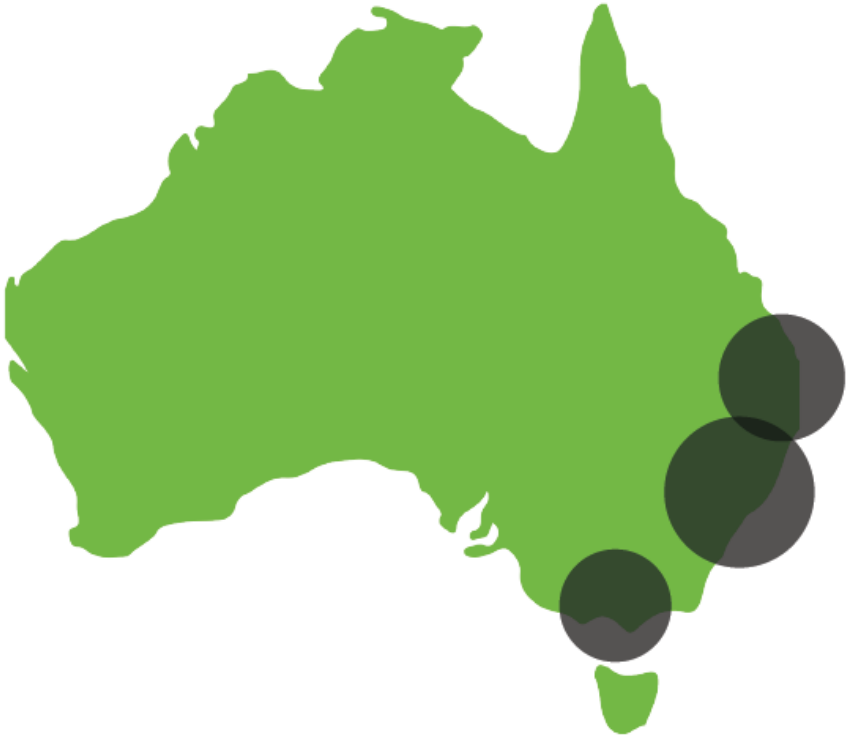


Photo No: 230831-140909
Result: Asbestos - Presumed Negative
Location-Level: Interior - Ground Floor
Room-Location: Western section, insulation material on floor
Feature-Material: SMF like material



How to Contact Us

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ABN 12 161 759 708

Certificate of Analysis

eurofins | Environment Testing

NATA Accredited
Accreditation Number 1261
Site Number 18217

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.

Trinitas Group Pty Ltd
Level 3, 24 Hunter Street
Parramatta
NSW 2150

Attention:	Denny Bolatti
Report	1022644-AID
Project Name	1ST DUNDAS SCOUT HALL
Received Date	Sep 01, 2023
Date Reported	Sep 08, 2023

Methodology:

Asbestos Fibre Identification	Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques. *NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.*
Unknown Mineral Fibres	Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity. *NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.*
Subsampling Soil Samples	The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed. *NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.*
Bonded asbestos-containing material (ACM)	The material is first examined and any fibres 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 4964 - 2004. *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	The performance limitation of the AS 4964 (2004) 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 (LOR), per se. Examination of a 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 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk). *NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "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 1ST DUNDAS SCOUT HALL
Project ID
Date Sampled Aug 31, 2023
Report 1022644-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
01-FC SHEETING	23-Se0004499	Aug 31, 2023	Approximate Sample 5g / 25x20x4mm Sample consisted of: (a) Brown/ black fibre cement material (b) Brown paint	Chrysotile asbestos detected (a). Organic fibre detected.
02- FC FRAGMENT	23-Se0004500	Aug 31, 2023	Approximate Sample 34g / 65x50x5mm Sample consisted of: (a) Brown/ black fibre cement material (b) Brown paint	Chrysotile asbestos detected (a). Organic fibre detected.
03- MASONITE LIKE MATERIAL	23-Se0004501	Aug 31, 2023	Approximate Sample 8g / 70x30x3mm Sample consisted of: Brown/ black fibre board like material	No asbestos detected. Organic fibre detected. No trace asbestos detected.
04-VINYL FLOORING	23-Se0004502	Aug 31, 2023	Approximate Sample 3g / 60x35x1mm Sample consisted of: Brown vinyl material with yellow adhesive on one side	No asbestos detected. Synthetic mineral fibre detected. No trace asbestos detected.
05-FC FRAGMENTS	23-Se0004503	Aug 31, 2023	Approximate Sample 24g / 50x40x4mm Sample consisted of: Brown/ black fibre cement material	Chrysotile and amosite asbestos detected.
06-FC FRAGMENTS	23-Se0004504	Aug 31, 2023	Approximate Sample 36g / 85x50x4mm Sample consisted of: White fibre cement material	Chrysotile asbestos detected. Organic fibre 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	Sydney	Sep 04, 2023	Indefinite

eurofins

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

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
6 Monterey Road	19/8 Lewalan Street	179 Magowar Road	Unit 1,2 Dacre Street	1/21 Smallwood Place	1/2 Frost Drive
Dandenong South	Grovedale	Girraween	Mitchell	Murarrie	Mayfield West NSW 2304
VIC 3175	VIC 3216	NSW 2145	ACT 2911	QLD 4172	Tel: +61 2 4968 8448
Tel: +61 3 8564 5000	Tel: +61 3 8564 5000	Tel: +61 2 9900 8400	Tel: +61 2 6113 8091	Tel: +61 7 3902 4600	NATA# 1261
NATA# 1261	NATA# 1261	NATA# 1261	NATA# 1261	NATA# 1261	Site# 25079 & 25289
Site# 1254	Site# 25403	Site# 18217	Site# 25466	Site# 20794	

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IANZ# 1327	IANZ# 1290	IANZ# 1402

Company Name: Trinitas Group Pty Ltd
Address: Level 3, 24 Hunter Street
Parramatta
NSW 2150

Project Name: 1ST DUNDAS SCOUT HALL

Order No.:
Report #: 1022644
Phone: 02 8810 4445
Fax: 02 8016 0875

Received: Sep 1, 2023 4:24 PM
Due: Sep 8, 2023
Priority: 5 Day
Contact Name: Denny Bolatti

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Asbestos Absence /Presence
Sydney Laboratory - NATA # 1261 Site # 18217						X
External Laboratory						
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**	
1	01-FC SHEETING	Aug 31, 2023		Building Materials	S23-Se0004499	X
2	02- FC FRAGMENT	Aug 31, 2023		Building Materials	S23-Se0004500	X
3	03- MASONITE LIKE MATERIAL	Aug 31, 2023		Building Materials	S23-Se0004501	X
4	04-VINYL FLOORING	Aug 31, 2023		Building Materials	S23-Se0004502	X
5	05-FC FRAGMENTS	Aug 31, 2023		Building Materials	S23-Se0004503	X
6	06-FC FRAGMENTS	Aug 31, 2023		Building Materials	S23-Se0004504	X
Test Counts						6

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).
If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported. Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

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**).
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 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 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 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 visibly distinguish 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 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 degree of friability.
HSG248	UK HSE HSG248, *Asbestos: The Analysts Guide*, 2nd Edition (2021).
HSG264	UK HSE HSG264, *Asbestos: The Survey Guide* (2012).
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)].
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 4964-2004.
PCM	Phase Contrast Microscopy. As used for Fibre Counting according to the MFM.
PLM	Polarised Light Microscopy. As used for Fibre Identification and Trace Analysis according to AS 4964-2004.
Sampling	Unless otherwise stated Eurofins are not responsible for sampling equipment or the sampling process.
SMF	Synthetic Mineral Fibre Detected. SMF may also refer to Man Made Vitreous Fibres. Identified in accordance with AS 4964-2004.
SRA	Sample Receipt Advice.
Trace Analysis	Analytical procedure 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 the AS 4964-2004. May include (but 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	N/A
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:

Geronimo Jr Abrot	Senior Analyst-Asbestos

Authorised by:

Sayeed Abu	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.