

14 March 2025



Programmed Facility Management

47 Burswood Rd
Burswood
WA 6100

Attention: Sheeka Kisnah
Project Coordinator

Dear Sheeka,

Asbestos Removal Specification – A Block Flooring, Tuart College [4505]

This specification has been prepared by Atlas Industrial Safety Consulting Pty Ltd for, and on behalf of, the Programmed Facility Management.

Unless otherwise specified, all activities and services provided by Atlas Industrial Safety Consulting Pty Ltd are subject to the Methodologies, Statement of Limitations and Guarantee and Disclaimer as applicable within this report.

Ian Parry AFAAM, AFOH
Principal Consultant



Asbestos Removal Specification

Tuart College [4505]

Prepared For:	Programmed Facility Management 47 Burswood Rd Burswood WA 6100
Client Reference:	WA10419922
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1. INTRODUCTION

Atlas Industrial Safety Consulting Pty Ltd (Atlas ISC) has been commissioned by Programmed Facility Management ('Client'), to develop an asbestos removal specification for the removal of non-friable asbestos containing floor tiles to the first floor of A Block, Tuart College [4505].

The purpose of the removal specification is to detail the minimum expectations for the asbestos removal work in accordance with relevant Work Health and Safety Commission Codes of Practice and Guidance Notes.

This report should only be read in the context of the document as a whole and is subject to any stated limitations and any assumptions that Atlas ISC is entitled to make in accordance with sound professional principles.



1.1 Site Description / Area of Investigation

Tuart College [4505] is located within the Tuart Hill suburb of Perth, Western Australia. Located at the site are a double storey and multiple single-storey blocks built in the early 1960's.

The red highlighted overlays in Figure 1 below detail the approximate location of the rooms on the first floor of the site that require remediation.

Figure 1: Site Plan



1.1.1 Previous Surveys

An asbestos register has been developed for the site, attached at Appendix A, the register has been developed using presumptive assessment criteria.

Further a limited sampling exercise has been conducted by TetraTech, attached at Appendix B, to sample and analyse the floor tiles within the scope of work.



2. SCOPE OF WORKS

In total, approximately 600m² of asbestos containing floor tiles require removal to the locations listed in Table 1 below. Site plans are also provided in figure 3 overleaf further highlighting rooms scheduled for floor tile removal.

Table 1: Room Descriptions and Dimensions

Room Reference (Site Plan)	Description	Area (m ²)	Notes
A100	Classroom	106	
A101	Classroom	71	
A102	Classroom	35	
A103	Classroom	71	
A104	Classroom	71	
A104A	Classroom	17	
A134	Classroom	36	
Admin Office	Office	50	
Approximate total (m ²)		457	

Note: All dimensions supplied are approximate only and while every effort has been made to provide accurate data, are intended as a guide only.



Figure 3: Building/Room Layout Plan



The highlighted areas in Fig.3 are those rooms with floor tiles identified as requiring removal.



3. ASBESTOS REMOVAL METHODOLOGY

Vinyl floor tiles to the site have been identified through laboratory analysis as containing chrysotile asbestos.

This classifies the floor tiles as a non-friable asbestos containing material for removal and as such a licenced asbestos removal contractor holding a Class B asbestos removal licence is the minimum expectation.

Further annotations in the analytical report (Eurofins|ARL dated 15/08/2024), included as an attachment to the TetraTech report in appendix B, identifies that the chrysotile asbestos is only present in the vinyl floor tile and not the adhesive/glue or bitumen adhesive 'blackjack'.

3.1 Informing Parties of the Licensed Asbestos Removal

3.1.1 *Class B Licenced Asbestos Removal Contractor.*

The licensed asbestos removalist must inform the person with management or control of the workplace about the work and the date it is to commence before any licensed asbestos removal work is carried out

3.1.2 *Asbestos Removal Supervisor to be Available*

As the asbestos removal is to be conducted by a Class B licenced asbestos removal contractor there is a requirement for a named asbestos removal supervisor holding the appropriate certification to be available during the works and due to the volume of materials to be removed, it is an expectation that the supervisor is present on site.

3.1.3 *Person with Management or Control of the Workplace*

The person with management or control of the workplace must then ensure the following people are informed that asbestos removal work is to be carried out and when the work is to commence:

- their workers (Department of Education employees) and any other people at the workplace, and
- the person who commissioned the asbestos removal work.

The person with management or control of the workplace must also take all reasonable steps to ensure the following people are informed that the asbestos removal work is to be carried out and when the work is to commence:

- any other PCBUs at or in the vicinity of the workplace, and
- anyone occupying a premises in the immediate vicinity of the workplace (i.e. other teaching groups, facility maintenance teams or building occupiers).

3.2 Asbestos Removal Control Plan (ARCP)

An asbestos removal control plan must be prepared by the licenced asbestos removalist and presented to Programmed for review prior to submitting a notification to WorkSafe that works are to commence.

The asbestos removal control plan must include details of:



- how the asbestos removal will be carried out, including the method, tools, equipment, and PPE to be used, and
- the asbestos to be removed, including the location, type, and condition of the asbestos.

The licenced asbestos removalist should also attach specifications or drawings that are relevant to the asbestos removal work, to the asbestos removal control plan to provide additional information about the asbestos.

Once the licenced asbestos removalist has prepared the asbestos removal control plan, the licenced asbestos removalist must:

- provide a copy to the person who commissioned the licensed asbestos removal work.
- ensure that a copy of the asbestos removal control plan is kept at the workplace until the completion of the asbestos removal work, and
- make a copy readily accessible on-site for the duration of the licensed asbestos removal work to:
 - PCBU's at the workplace, and
 - workers or their health and safety representatives

The asbestos removal control plan must also be made available for inspection under the WHS Act. By an appointed person.

If a notifiable incident occurs in connection with the asbestos removal work to which the asbestos removal control plan relates the licensed asbestos removalist must keep the plan for at least two years after the incident occurs.

3.3 Notifying the Regulator

The licenced asbestos removalist must submit in writing using the prescribed form a notification to WorkSafe that asbestos removal works will be undertaken.

The notification is required to be submitted at a minimum of five days before the commencement of the works. A copy of the notification should be made available for inspection at the work site for the duration of the works.

3.4 Access Control

Tuart College [4505] is not fully fenced but as the works are planned for an internal area of the site, signage should be placed at all entry and exit points to the work area.

The PCBU/licenced asbestos removalist should ensure that signage identifying asbestos removal is being conducted is in place at the access points to the school with the contact details of the asbestos removal supervisor.

Soft barricading should also be present in the area of asbestos removal to manage access to areas that are considered 'live' asbestos removal work areas if other PCBU's are to be present on site concurrently with asbestos removal works.

Any signage should be compliant with AS1719 Safety Signs for the Occupational Environment with the use of standardised iconography and wording to identify the hazards present.



3.5 Enclosing the Work Area

While not required for Class B removal works, consideration should be given to localised enclosing of the work area to prevent the spread of ACM dust and debris.

3.5.1 HEPA Filtered H-Class Industrial Vacuum Cleaners

Asbestos vacuum cleaners should comply with the Dust Class H requirements in Australian Standard AS/NZS 60335.2.69:2017 Household and similar electrical appliances – Safety: Particular requirements for wet and dry vacuum cleaners, including power brush, for commercial use. HEPA filtered H-Class industrial vacuum cleaners should not be used on wet materials or surfaces. Attachments with brushes should not be used as they are difficult to decontaminate.

Filters for these vacuum cleaners should conform to the requirements of AS 4260:1997 High efficiency particulate air (HEPA) filters – Classification, construction and performance or its equivalent.

3.6 Respiratory and Personal Protective Equipment

3.6.1 Respiratory Protective Equipment

All workers involved in the asbestos removal or associated air monitoring and clearance inspection shall use respiratory protective equipment conforming to the requirements of AS/NZS 1716:2012 Respiratory Protective Devices.

It is advised that, a minimum of a half-face reusable respirator with a P2 filter be used for asbestos removal works.

All personnel required to wear respiratory protective devices must be clean-shaven to ensure an adequate fit. Personnel should also be face fit tested for the particular respirator in use.

Note:

- P3 filters are downgraded in effectiveness to P2 when installed in oronasal or half-face respirators.

3.6.2 Personal Protective Equipment

Disposable coveralls rated type 5, category 3 (EN ISO 13982–1) should be worn by all personnel during asbestos removal works.

Reusable safety footwear such as gumboots or protective covers for standard safety boots should be used.

Other PPE required for the work will be provided based on the risk assessment by the removalist and include but is not limited to a hard hat, eye protection (if half facepiece masks are to be worn), impact-resistant gloves, hearing protection and fall arrest equipment as necessary.

3.7 Airborne Fibre Monitoring and Clearance Inspections

For Class B removal works it is now mandated in Western Australia that an independent competent person (ICP) be engaged to conduct all air monitoring and clearance inspections.

3.7.1 Control Airborne Fibre Monitoring

While not compulsory, it is advised that control air monitoring be conducted during Class B asbestos removal work at the perimeter of the asbestos removal work area with particular attention to boundaries with neighbouring rooms/work areas.

Results of the air monitoring should be provided to the asbestos removalist as soon as is practicable following the monitoring. Should elevated fibre loadings be observed, the following course of action as detailed in Table 2 below should be followed.

Analysis of air monitoring samples should be conducted by a NATA accredited laboratory.

Table 2: Air Monitoring Action Levels

Action Level	Control	Action
Less than 0.01 fibres/mL (<0.01f/mL)	No new control measures are necessary	Continue with existing control measures
At 0.01 fibres/mL or more than 0.01 fibres/mL but less than or equal to 0.02 fibres/mL ($\geq 0.01f/mL$ to $\leq 0.02f/mL$)	1. Review	Review control measures
	2. Investigate	Investigate the cause
	3. Implement	Implement controls to eliminate or minimise exposure and prevent further release.
More than 0.02 fibres/mL (>0.02f/mL)	1. Stop removal work	Stop removal work
	2. Notify regulator	Notify WorkSafe WA by phone followed by a written statement that work has ceased and the results of the air monitoring.
	3. Investigate the cause	For example, conduct a thorough visual inspection of the enclosure (if used) and associated equipment in consultation with all workers involved with the removal work.
	4. Implement controls to eliminate or minimise exposure and prevent further release	For example, extend the isolated/barricaded area around the removal area/enclosure as far as reasonably practicable until fibre levels are at or below 0.01 fibres/mL, wet wipe and vacuum the surrounding area, seal any identified leaks (e.g., with expandable foam or adhesive (cloth or duct) tape) and smoke test the enclosure until it is satisfactorily sealed.
	5. Do not recommence removal work until further air monitoring is conducted	Do not recommence until fibre levels are at or below 0.01 fibres/mL.

3.7.2 Clearance Inspection

The independent competent person (ICP) must be satisfied that the asbestos removal area and the area immediately surrounding it are free from visible asbestos contamination. To do this, they must conduct a detailed visual inspection for evidence of dust and debris.

The visual assessment should extend to the ceiling void area to confirm that, as far as is reasonably practicable, settled dust has been removed from all structural elements and no visible dust or debris remains.



3.7.3 Issuing a Clearance Certificate

The independent competent person (ICP) must issue a clearance certificate for each work area assessed. The clearance certificate should be in the prescribed format and issued to the licenced asbestos removalist and the PCBU who commissioned the work as soon as reasonably practicable following the completion of the inspections and air monitoring, including copies of all laboratory reports.

3.8 Waste Management

Waste Disposal should be managed as per the asbestos removalist asbestos removal control plan. This should detail the method of waste removal and the waste facility proposed to be used.

Copies of waste consignment notes should be provided to Programmed and the ICP on completion of the works.

Only unused heavy-duty polyethene bags (minimum 200µm thickness) and heavy-duty polyethene sheeting can be used. Bags labelled for asbestos waste should not be used for any other purpose.



4. BIBLIOGRAPHY

AS1319-1994 *Safety Signs for the Occupational Environment*.

National Model Regulations for the *Control of Workplace Hazardous Substances*; [NOHSC: 1005 (1994)].

Work Health and Safety Commission *Code of Practice – How to Manage and Control Asbestos in the Workplace*; [WHSC (2022)].

Work Health and Safety Commission *Code of Practice – How to Safely Remove Asbestos*; [WHSC (2022)].

National Occupational Health and Safety Commission *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres*, 2nd Edition [NOHSC:3003 (2005)].

United Kingdom Health and Safety Executive *Asbestos: The Analysts Guide* (HSG248) Second Edition 2021.

Western Australian Work Health and Safety Act 2021.

Western Australian Work Health and Safety Regulations 2022.



5. DOCUMENT CONTROL & REVIEW INFORMATION

Client	Programmed Facility Management
Client Contact	Sheeka Kisnah
Project Number	25-019
Document Name	Asbestos Removal Specification - Tuart College [4505]
Document Number	25-019.001 v1.0


QUALITY ASSURANCE

Atlas ISC has implemented a comprehensive range of quality control measures on all aspects of the company's operation.

An internal quality review process has been applied to each project task undertaken by us. Each document is carefully reviewed and signed off by senior members of the consultancy team prior to issue to the client.

Author and Reviewer:

Ian Parry AFAAM, AFOH
Principal Consultant



Signature

14/03/2025

Date

Version	Description	Prepared	Reviewed	Date
1.0	Initial Issue	IP	IP	14/03/2025

Distribution

Programmed Facility Management	Electronic Copy



6. DISCLAIMER

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This report should be read in its entirety in order to fully understand its limitations and the context of individual sections. It is the responsibility of the Client to accept if the Client so chooses any recommendations contained within and implement them in an appropriate, suitable and timely manner and does not replace statutory requirements under the WHS Act.

7. ABBREVIATIONS AND DEFINITIONS

ACM	Asbestos Containing Material.
Atlas ISC	Atlas Industrial Safety Consulting Pty Ltd
AS / NZS	Australian/New Zealand Standards.
Asbestos Register	A list of asbestos hazards, required controls, recommendations and comments needed for further control strategies.
Hazard	Refers to a situation or thing (at the workplace) that is capable of potential harm to persons or property in the circumstances of its use.
ICP	Independent Competent Person
LAA	Licensed Asbestos Assessor
NATA	National Association of Testing Authorities.
NPU	Negative Pressure Unit
WHSC	Work Health and Safety Commission, WA.
Risk	The likelihood that the potential harm from a hazard may become reality in the conditions of its use. The risk to person or property usually increases with the severity of the hazard, the amount used, and the duration and frequency of exposure to the hazard.
SMF	Synthetic Mineral Fibre
Statutory	Legal or legislative requirement.

Appendix A: Asbestos Register



Asbestos Containing Materials Register

Department of Education
Tuart College

105 Banksia Street, TUART HILL, 6060

Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd

Date: 8 November 2023

Report Print Date:

7 March 2025

The Department of Finance acknowledges the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures; and to Elders both past and present.

Advice to Site Owners and Occupants

This register of Asbestos Containing Materials (ACM) provides important information to anyone involved in the daily management or operation of the site and to anyone carrying out work on the buildings and its services.

The following procedures should be adopted to maintain adequate records of such people:

- The ACM Register should be readily accessible at all times.
- All contractors should be directed to read and acknowledge the ACM Register.
- Contractors should not be permitted to commence work on site unless the ACM Register has been read and acknowledged.

Contractors should always proceed with caution when working on buildings constructed before 2004, when the use of asbestos was banned.

Introduction

This site was inspected and an assessment made of the ACM identified at this premises. The assessment was commissioned by the Department of Finance on behalf of the occupant Agency.

The purpose of this assessment is to assist persons conducting business or undertakings at the premises, with their responsibility in the management of the presumed or confirmed ACM, assess its condition and associated risks and to implement a plan to reduce or remove the risk of exposure.

General Scope of Work

The scope of ACM assessment requires the collection of physical data of all presumed or confirmed ACM on this site to:

- Meet the requirements for establishment and maintenance of an appropriate ACM register as required by the Work Health and Safety Regulations 2022 (WA), and
- Provide indicative quantitative data that can be considered for the management and control of ACM as a part of the development of a maintenance program.

Methodology

The methodology used is based on a competent person's presumption, based on their qualification, experience and industry knowledge, that materials contain asbestos.

The assessment follows an elemental approach of describing a building and its services as used by quantity surveyors.

Details are collected in a consistent manner under the following categories as part of the inspection process:

- Site: the grounds where a facility is situated, and
- Buildings: at either the block or building levels (strata) of the building at that site

Assessments will generally involve the following steps:

- Review the current ACM Register to confirm and clarify location, description, quantities and ratings of identified ACM,
- Review the current ACM Register and other available documentation to identify any changes to ACM in existing buildings and services, and
- Record any new findings and make recommendations for the ongoing management of identified ACM.

Asbestos Management Plan

This register of ACM is one component of a broad-ranging asbestos management plan that should also include the following information:

- details of any maintenance or service work on the ACM, including the company who performed the work;
- decisions about management options (i.e. to maintain the ACM or replace them with non-asbestos alternatives), including the reasons for these decisions;
- a timetable for action, including priorities and date(s) for reviewing the risk assessment(s) and specific circumstances and activities that may impact timings (i.e. plant shut-down periods);
- monitoring arrangements;
- the responsibilities of all persons involved and the sections of the plan they are responsible for;
- training arrangements for workers and contractors;
- safe work methods; and
- a procedure for reviewing and updating the management plan and the register of ACM, including a timetable.

The occupant Agency is responsible for developing and implementing an asbestos management plan that is clear and unambiguous.

It should set out the aims of the plan, what is going to be done, when it's going to be done and how it is going to be done.

There should be clear lines of responsibility, with each person involved in the Agency understanding their roles and responsibilities.

Regulatory Framework

This ACM Register has been prepared in accordance with the requirements of the following legislation and Codes of Practice:

- Work Health and Safety Act 2020 (WA).
- Work Health and Safety Regulations 2022 (WA).
- Work Health and Safety Commission, How to manage and control asbestos in the workplace: Code of practice, Department of Mines, Industry Regulation and Safety (WA).
- Work Health and Safety Commission, How to safely remove asbestos: Code of practice, Department of Mines, Industry Regulation and Safety (WA).

Risk Assessment

The ACM Register contains information of the description of the current condition of the ACM material and probability of the fibre-bond matrix becoming unstable, airborne and respirable.

The following matrix assists in interpreting the results of the risk assessment reported in this ACM Register.

CONDITION OF MATERIAL	GOOD	Risk Rating 9 Sealed, coating in good condition and /or Unweathered and surface sound and well bound. Low Probability of Disturbance.	Risk Rating 7 Sealed, coating good condition and /or Unweathered and surface sound and well bound. Medium Probability of Disturbance.	Risk Rating 4 Sealed and coating good condition and /or Unweathered and surface sound and well bound. High Probability of Disturbance.
	FAIR	Risk Rating 8 Unsealed or Coating deteriorated, Moderately weathered. Low Probability of Disturbance.	Risk Rating 5 Unsealed or Coating deteriorated, Moderately weathered. Medium Probability of Disturbance.	Risk Rating 2 Unsealed or Coating deteriorated, Moderately weathered. Friable. High Probability of Disturbance.
	POOR	Risk Rating 6 Unsealed or coating damaged, Severely weathered. Low Probability of Disturbance.	Risk Rating 3 Unsealed or coating damaged, Severely weathered; or Friable. Medium Probability of Disturbance.	Risk Rating 1 Unsealed or coating damaged, Severely weathered; or Friable. High Probability of Disturbance.
		LOW	MEDIUM	HIGH
	PROBABILITY OF DISTURBANCE (During Normal Operational Use)			

Control Measures and Actions

It is the responsibility of the persons conducting a business or undertaking at the premises to implement control measures in accordance with its Asbestos Management Plan.

The control measures and actions recommended in this document for identified and presumed ACM were determined from the risk assessment carried out during inspection and are in keeping with the following principles:

- If the ACM are friable and not in a stable condition, and there is a risk to health from exposure, they should be removed by a licensed asbestos removalist as soon as practicable; or
- If the ACM are friable but are in a stable condition and are accessible, serious consideration should be given to their removal. If removal is not immediately practicable, short-term control measures, such as sealing and enclosure, may be able to be used until removal is possible; or
- If the ACM are not friable and are in a good, stable condition, minimising disturbance and encapsulation may be appropriate controls; or
- Any remaining ACM should be clearly labelled, where possible, and regularly inspected to ensure they are not deteriorating or otherwise contributing to an unacceptable health risk.

The Control Measures and Remediation Actions identified in this ACM Register are defined as follows:

Control Measures

- Eliminate – remove the hazard completely from the workplace.
- Substitute – substitute or replace the hazard with a less hazardous work practice
- Isolate – as much as possible, the hazard from people.
- Isolate – as much as possible, the hazard from people.
- Engineering controls – adopt designs or modifications to minimise exposure.
- Administrative controls – adopt work methods or procedures to minimise exposure.

Remediation Action

- Controlled Removal - Restrict access, manage and remove under fully controlled conditions.
- Localised Removal - Restrict access, manage and remove utilising appropriate control measures.
- Program - Planned removal, manage and re-inspect periodically.
- Enclose - Encapsulate or seal, manage and re-inspect periodically.
- Monitor - Re-inspect periodically and manage in accordance with Asbestos Management Plan.

Refurbishment or Demolition

This report cannot be relied on for the provision of intrusive works for refurbishment or demolition. A further intrusive survey should be planned in advance of future developments to allow for contractor pricing.



Limitations of this Register

Every effort has been made to identify asbestos materials so far as was reasonably practical to do so within the scope of the assessment. Assessment techniques used involve trained and experienced persons using a combined approach of visual examination, presumption of materials containing asbestos and, where requested, bulk sampling. This assessment will detail all areas accessed from floor level only, however it is possible that the ACM Register does not contain a record of all ACM in the property or area covered by the assessment due to various reasons:

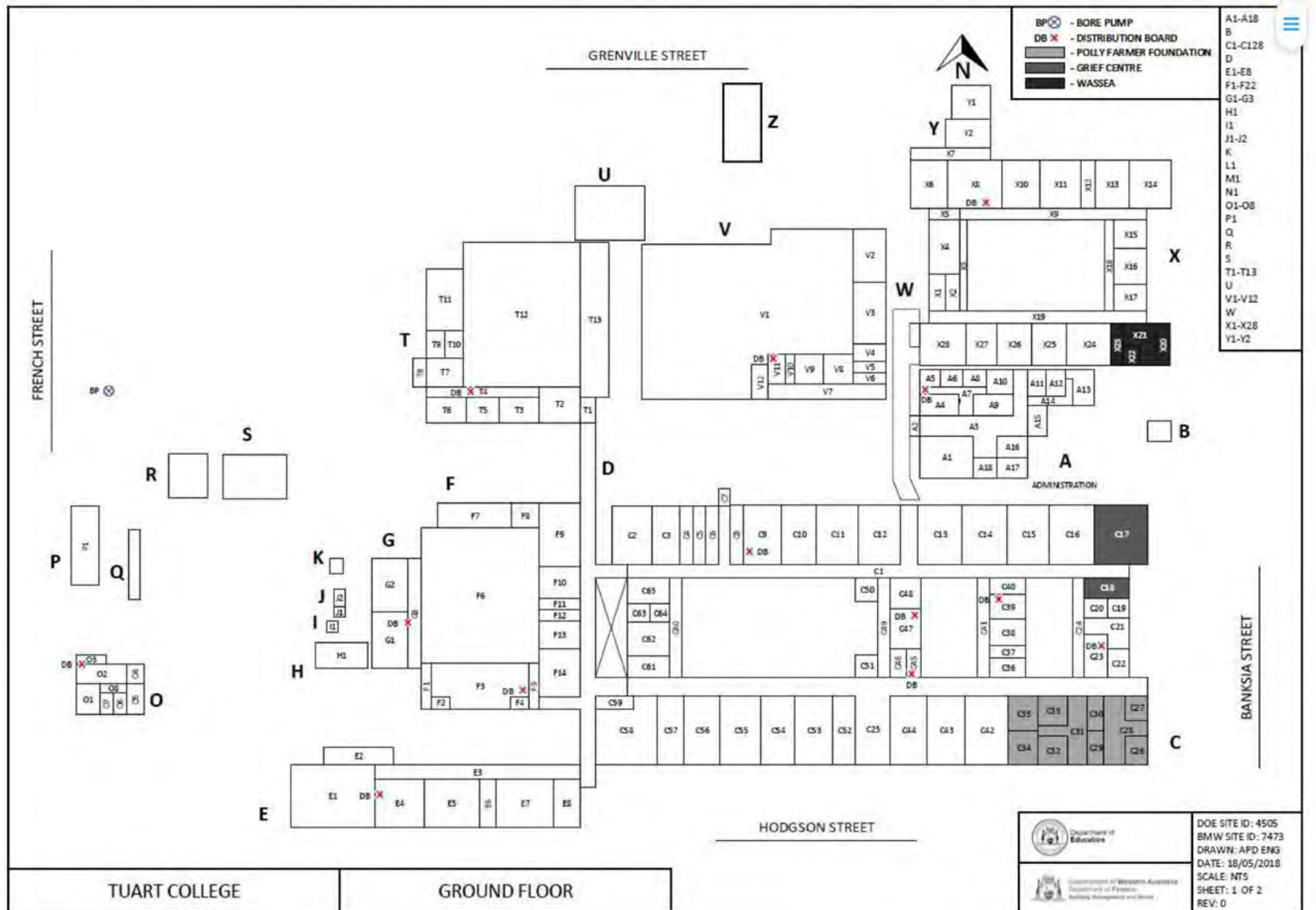
- Restricted Access - such as inconvenience to others, immovable obstacles, confined spaces or where electrical equipment prevents access.
- Concealed - hidden or obscured by other items or cover finishes i.e. paint over boarding, or hidden as part of the structure to a building and not visible unless the structure is dismantled.
- Debris - previous asbestos removal projects may not be up to today's standard and therefore debris may be present and concealed within building voids, as well as exposed soils surrounding the building structures of the site.
- Non-representative sampling - Certain materials contain asbestos to varying degrees and some may be less densely contaminated that will affect the analysis of the product.
- Height Access - height restricted areas include ceiling voids and roofs where dedicated safe access is not provided or any area deemed inaccessible without the use of specialised access equipment.

- Plant – all areas of plant including but not limited to air conditioning units, heaters, boilers, compressors and their connected electrics and service lines have not been inspected within.
- All measurements are approximate and should not be relied upon for subsequent remediation or removal actions.

In addition to the components and materials visually inspected, due to the number of inaccessible areas the following items may also contain asbestos and must presume to contain asbestos. These items include, but are not limited to:

- Underground water pipes
- Cable pits
- Underground fire service mains
- Underfloor areas and ducts
- Lift shafts
- Fire door cores
- Gas space heater and hot water system flues
- Electrical switchboards and equipment panels
- Plant and equipment heat shields





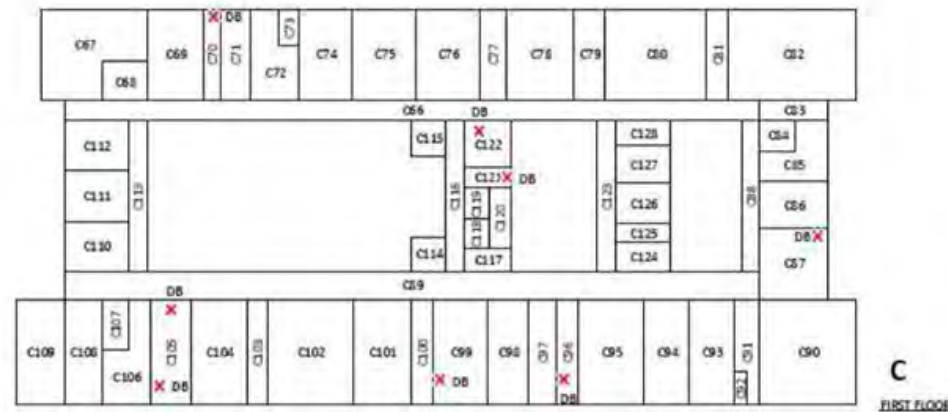
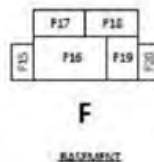
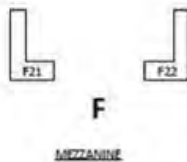
FRENCH STREET

GRENVILLE STREET



- BP - BORE PUMP
- DB - DISTRIBUTION BOARD
- POLLY FARMER FOUNDATION
- GRIEF CENTRE
- WASSEA

A1-A18
B
C1-C128
D
E1-E8
F1-F22
G1-G3
H1
I1
J1-J2
K
L1
M1
N1
O1-O8
P1
Q
R
S
T1-T13
U
V1-V12
W
X1-X28
Y1-Y2



BANKSIA STREET

HODGSON STREET

TUART COLLEGE

BASEMENT/ MEZZANINE/FIRST FLOOR

Department of
Education

University of Western Australia
Department of Planning
Building Groupings and Services

DOE SITE ID: 4505
BMW SITE ID: 7473
DRAWN: APD ENG
DATE: 18/05/2018
SCALE: NTS
SHEET: 2 OF 2
REV: 0

Summary of High Risk Elements

Site/Block	Location	Element	Risk Rating
THERE ARE NO HIGH RISK ELEMENTS			





Summary of Friable ACM Elements



Site/Block	Location	Product
THERE ARE NO FRIABLE ACM ELEMENTS		

Blocks Not Accessible


Site/Block	Reason Excluded
ALL BLOCKS WERE ACCESSIBLE	

Tuart College (3178)

Site: Tuart College								105 Banksia Street, TUART HILL, 6060					
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd					
SITE ACCESSIBLE?: Yes								REASON EXCLUDED:					
Review Date: 8 November 2024								Review Reason: A number of ACM elements require remediation to reduce the potential exposure.					
College established circa 1982.													
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action
Between Block X and Block Y	External Cable Pits (electrical/communications)	Cabling pits		Presumed - asbestos present	Yes	No	1	Fair	Low	8		Substitute	Program
North of Block J	Landscaping and Improvements: Fibre cement debris concreted into light post footings	Debris and dust		Presumed - asbestos present	Yes	No	1 m2	Fair	Low	8		Administrative controls	Monitor
South of Block O	Landscaping and Improvements	Debris and dust		Presumed - asbestos present	Yes	No	1 m2	Poor	Low	6		Eliminate	Localised Removal
Southwest Corner of Block C	External Cable Pits (electrical/communications)	Cabling pits		Presumed - asbestos present	Yes	No	2	Fair	Medium	5		Substitute	Program

Southwest Corner of Block C	Fire Protection: Compressed gaskets to gas pipework	Gaskets - general		Presumed - asbestos present	Yes	No	1	Good	Low	9		Administrative controls	Monitor
Southwest of Block O - Letterbox	Landscaping and Improvements: Cement sheet within letterbox	Cement sheet		Presumed - asbestos present	Yes	No	1 m2	Fair	Low	8		Eliminate	Program





Tuart College (3178)



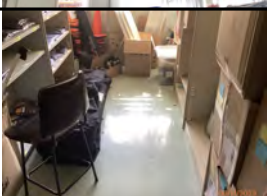

Block: A - Administration							Building No: 4123				Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:						
Review Date: 8 November 2026							Review Reason: ACM pose a minor risk and are currently being managed as per relevant Code of Practice.						
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action
A2 & A15 - Entry Canopies	Roof Eaves and Soffit Linings	Cement sheet		Presumed - asbestos present	Yes	No	30 m2	Good	Low	9		Administrative controls	Monitor

Tuart College (3178)





Block: B - Shade Structure							Building No: 25042					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

Tuart College (3178)


Block: C - General Teaching								Building No: 25043				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
ACM roof replaced 1990s. Potential residual hazard. Site refer to this as "A Block"														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
C - All Elevations	Windows (infill panels, internal/external)	Caulking/putties		Presumed - asbestos present	Yes	No	1000 lm	Fair	Medium	5		Engineering controls	Enclose	
C1 & C25 - Walkways	Fitments: Infills to soffit	Cement sheet		Presumed - asbestos present	Yes	No	50	Fair	Low	8		Administrative controls	Monitor	
C1 & C25 - Walkways	Windows (infill panels, internal/external): Infill panels	Cement sheet		Presumed - asbestos present	Yes	No	50 m2	Good	Low	9		Administrative controls	Monitor	
C1 & C25 - Walkways, Above Entrance Doors	Fitments: Painted infill panels	Cement sheet		Presumed - asbestos present	Yes	No	12 m2	Fair	Low	8		Administrative controls	Monitor	

C17 - Grief Centre	Windows (infill panels, internal/external): Lower infills	Cement sheet		Presumed - asbestos present	Yes	No	10 m2	Fair	Low	8		Administrative controls	Monitor
C20, C21 & C23 - North & South Elevations	Windows (infill panels, internal/external)	Cement sheet		Presumed - asbestos present	Yes	No	10 m2	Fair	Low	8		Administrative controls	Monitor
C47 - Store Room	Ceiling Finishes	Sprayed insulation - acoustic wall and ceiling		Presumed - asbestos present	Yes	No	60 m2	Fair	Medium	5		Eliminate	Program
C47 - Store Room	Floor Finishes	Floor vinyl sheets		Presumed - asbestos present	Yes	No	20 m2	Fair	Low	8		Administrative controls	Monitor
C48 - Toilets	Windows (infill panels, internal/external)	Cement sheet		Presumed - asbestos present	Yes	No	1 m2	Good	Low	9		Administrative controls	Monitor
Lift	Fire Door: Lift manufacture d 2005	**Non-ACM Product**		No Asbestos found	No	No							


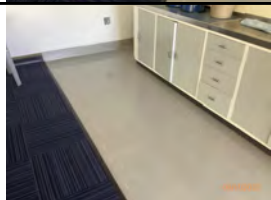

Tuart College (3178)

Block: C - General Teaching								Building No: 25043				Strata Level: 1st Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
ACM roof replaced 1990s. Potential residual hazard. Site refer to this as "A Block"														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
C - All Elevations	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	1000 m2	Fair	Low	8		Administrative controls	Monitor	
C - All Elevations	Windows (infill panels, internal/external): Overclad with timber	Cement sheet		Presumed - asbestos present	Yes	No	150 m2	Fair	Low	8		Administrative controls	Monitor	
C - All Elevations	Windows (infill panels, internal/external)	Caulking/put ties		Presumed - asbestos present	Yes	No	1000 lm	Fair	Medium	5		Engineering controls	Enclose	
C - East Elevation	Louvred Sun Shades	Cement sheet	Showing signs of deterioration	Presumed - asbestos present	Yes	No	30	Fair	Low	8		Substitute	Program	



C - Roof Space	Roof (roof space, insulation): **ACM roof replaced 1990s. Potential residual hazard.**	Debris and dust		Presumed - asbestos present	No	No	3000 m2	Poor	Low	6		Isolate	Monitor
C - Throughout	Floor Finishes	Floor vinyl tiles		Presumed - asbestos present	Yes	No	1000 m2	Fair	Low	8		Administrative controls	Monitor
C100, C128 - Stores	Floor Finishes	Floor vinyl tiles		Presumed - asbestos present	Yes	No	100 m2	Fair	Low	8		Administrative controls	Monitor
C109 - SSWA Office Lobby	Ceiling Materials: Painted	Cement sheet		Presumed - asbestos present	Yes	No	16 m2	Good	Low	9		Administrative controls	Monitor
C112 (Room A115) - Adjacent Entry Door	Fitments: Infill panel	Cement sheet		Presumed - asbestos present	Yes	No	1 m2	Fair	Medium	5		Substitute	Program
C117 - C122 & C124 - C128, East Elevation	Windows (infill panels, internal/external): Painted	Cement sheet		Presumed - asbestos present	Yes	No	30 m2	Fair	Low	8		Administrative controls	Monitor

C122 - Male Toilets	Windows (infill panels, internal/external): Infill panel around fan	Cement sheet		Presumed - asbestos present	Yes	No	1 m2	Good	Low	9		Administrative controls	Monitor
C122 & C117 - Duct	Light and Power (switchboard mounting boards): Sealant around lighting	Caulking compounds, sealant and adhesives		Presumed - asbestos present	Yes	No	2	Fair	Low	8		Isolate	Monitor
C45, C48, C117 & C122 - Duct	Light and Power (switchboard mounting boards): Sealant	Caulking compounds, sealant and adhesives		Presumed - asbestos present	Yes	No	4	Fair	Low	8		Isolate	Monitor
C47, C62, C63, C64, C65, C109 & C124	Ceiling Finishes: Vermiculite spray applied to concrete ceilings	Sprayed insulation - acoustic wall and ceiling		Presumed - asbestos present	Yes	No	500 m2	Fair	Medium	5		Eliminate	Program
C66 - NMER School Psychology Services Office, Adjacent Stairwell B	External Walls: Painted	Cement sheet		Presumed - asbestos present	Yes	No	2 m2	Good	Low	9		Administrative controls	Monitor
C66 & C89 - Walkways, West Stairwells	Windows (infill panels, internal/external)	Cement sheet		Presumed - asbestos present	Yes	No	20 m2	Fair	Low	8		Administrative controls	Monitor




C67 - NMER School Psychology Services Office, adjacent A116 entrance door	Fitments: Infill behind modern gas heating unit	Cement sheet		Presumed - asbestos present	Yes	No	1 m2	Fair	Low	8		Substitute	Program
C68 - NMER School Psychology Services Offices, entry area, A116	Internal Walls: Painted	Cement sheet		Presumed - asbestos present	Yes	No	20 m2	Fair	Low	8		Administrative controls	Monitor
C8, C12, C65, C78, C87, C99 & C100 - Beneath Sink Unit	Plumbing Fixtures (sound dampening membrane)	Sound dampening membrane		Presumed - asbestos present	Yes	No	7	Fair	Low	8		Administrative controls	Monitor
C83 - Preparation Area	Internal Walls: Painted	Cement sheet		Presumed - asbestos present	Yes	No	40 m2	Fair	Low	8		Administrative controls	Monitor
C86 & C88 - Between Walkway	External Walls: Boxings	Cement sheet		Presumed - asbestos present	Yes	No	5 m2	Fair	Medium	5		Administrative controls	Monitor
C88, C89, C113, C116 & C123	Roof Eaves and Soffit Linings: Painted	Cement sheet	Some water damage	Presumed - asbestos present	Yes	No	1000 m2	Fair	Low	8		Administrative controls	Monitor
C94, C99 & C100	Fitments: Vinyl sheet with bitumen backing to all cupboards & drawers	Floor vinyl sheets		Presumed - asbestos present	Yes	No	60 m2	Fair	Low	8		Eliminate	Program



C99 - Room A105	Floor Finishes: Composite material to skirting	Floor vinyl tiles		Presumed - asbestos present	Yes	No	100 lm	Fair	Medium	5		Engineering controls	Enclose
C99 - Room A105	Floor Finishes	Floor vinyl sheets		Presumed - asbestos present	Yes	No	50 m2	Fair	Low	8		Administrative controls	Monitor
Lift	Fire Door: Lift manufacture d 2005	**Non-ACM Product**		No Asbestos found	No	No							

Tuart College (3178)



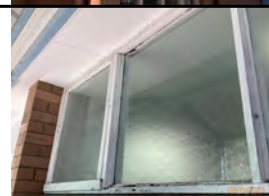

Block: D - Covered Walkways								Building No: 25051				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
D - All Elevations	External Walls: Cladding to entirety of structure	Cement sheet		Presumed - asbestos present	Yes	No	70 m2	Good	Medium	7		Administrative controls	Monitor	
D - All Elevations	Roof Eaves and Soffit Linings	Cement sheet		Presumed - asbestos present	Yes	No	50 m2	Fair	Medium	5		Administrative controls	Monitor	



Tuart College (3178)



Block: E - Science							Building No: 4117					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2025							Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.							
ACM roof replaced 1990s. Potential residual hazard. Site refers to this as “D Block”.														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
E - All Elevations	Windows (infill panels, internal/external)	Caulking/putties		Presumed - asbestos present	Yes	No	100 lm	Fair	Medium	5		Engineering controls	Enclose	
E - Roof Space	Roof (roof space, insulation): **ACM roof replaced 1990s. Potential residual hazard.**	Debris and dust		Presumed - asbestos present	No	No	1000 m2	Poor	Low	6		Isolate	Monitor	
E - South Elevation	Ceiling Materials: Painted	Cement sheet		Presumed - asbestos present	Yes	No	45 m2	Good	Low	9		Administrative controls	Monitor	
E - South Elevation	Windows (infill panels, internal/external)	Cement sheet		Presumed - asbestos present	Yes	No	60 m2	Fair	Low	8		Administrative controls	Monitor	

E1 & E4 - North Elevation	Windows (infill panels, internal/external): Lower infills	Cement sheet		Presumed - asbestos present	Yes	No	10 m2	Fair	Low	8		Administrative controls	Monitor
E3 - Walkway	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	175 m2	Good	Low	9		Administrative controls	Monitor





Tuart College (3178)

Block: F - Sports Hall Gymnasium								Building No: 4122				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
ACM roof replaced 1990s. Potential residual hazard. Site refers to this as “E Block”.														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
F - All Elevations	Roof Eaves and Soffit Linings	Cement sheet	Some damaged and or loose panels	Presumed - asbestos present	Yes	No	30 m2	Fair	Low	8		Administrative controls	Monitor	
F - All Elevations	Roof Fascias	Cement sheet		Presumed - asbestos present	Yes	No	40 m2	Fair	Low	8		Administrative controls	Monitor	
F - All Elevations	Windows (infill panels, internal/external)	Caulking/putties		Presumed - asbestos present	Yes	No	50 lm	Fair	Medium	5		Engineering controls	Enclose	
F - All Elevations	Windows (infill panels, internal/external): Upper infills	Cement sheet		Presumed - asbestos present	Yes	No	70 m2	Fair	Low	8		Administrative controls	Monitor	

F - Roof Space	Roof (roof space, insulation): **ACM roof replaced 1990s. Potential residual hazard.**	Debris and dust		Presumed - asbestos present	No	No	830 m2	Poor	Low	6		Isolate	Monitor
F10 - Male Change Rooms	Fitments: Toilet partitions	Cement sheet		Presumed - asbestos present	Yes	No	5 m2	Good	Medium	7		Administrative controls	Monitor
F13 & F10 - Changerooms	Fitments: Infill, wall partition	Cement sheet		Presumed - asbestos present	Yes	No	4 m2	Good	Medium	7		Administrative controls	Monitor
F13 & F10 - Changerooms	Internal Walls: Infills around doors	Cement sheet		Presumed - asbestos present	Yes	No	5 m2	Good	Low	9		Administrative controls	Monitor
F3 - Gymnasium Stage	Roof Fascias: Infill above stage, and east side of mezzanine level	Cement sheet		Presumed - asbestos present	Yes	No	60 m2	Fair	Low	8		Administrative controls	Monitor
F6 & F9	Windows (infill panels, internal/external): Infill above doors	Cement sheet		Presumed - asbestos present	Yes	No	10 lm	Fair	Medium	5		Substitute	Program

F8 - Store Room, Beneath Sink Unit	Plumbing Fixtures (sound dampening membrane)	Sound dampening membrane		Presumed - asbestos present	Yes	No	1	Fair	Low	8		Administrative controls	Monitor
F8 & F4	Windows (infill panels, internal/external)	Cement sheet		Presumed - asbestos present	Yes	No	3	Fair	Low	8		Administrative controls	Monitor

Tuart College (3178)

Block: G - Amenities/Toilet/Showers								Building No: 25052				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
Pool and shower block leased to Servite College														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
G - East & West Elevations	Windows (infill panels, internal/external)	Caulking/putties		Presumed - asbestos present	Yes	No	40 lm	Fair	Low	8		Administrative controls	Monitor	
G - West Elevation	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	30 m2	Good	Low	9		Administrative controls	Monitor	
G1 & G2	Ceiling Materials: Painted	Cement sheet		Presumed - asbestos present	Yes	No	50 m2	Fair	Medium	5		Administrative controls	Monitor	
G3 - Walkway/Store	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	40 m2	Fair	Low	8		Administrative controls	Monitor	

Tuart College (3178)

Block: H - Sheds							Building No: 25053					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

Tuart College (3178)

Block: I - Store							Building No: 25054					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														




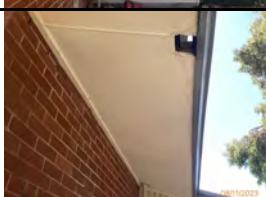
Tuart College (3178)



Block: J - Store							Building No: 25055					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

Tuart College (3178)




Block: K - Shade Structure							Building No: 25056					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

Tuart College (3178)

Block: O - Accommodation/Dormitories								Building No: 4115				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
O - All Elevations	Roof Eaves and Soffit Linings	Cement sheet		Presumed - asbestos present	Yes	No	45 m2	Good	Low	9		Administrative controls	Monitor	
O - All Elevations	Windows (infill panels, internal/external)	Caulking/putties		Presumed - asbestos present	Yes	No	50 lm	Fair	Medium	5		Administrative controls	Monitor	
O - South Elevation	External Walls: Infill wall behind hot water system	Cement sheet		Presumed - asbestos present	Yes	No	6 m2	Fair	Low	8		Administrative controls	Monitor	
O - South Elevation	Roof Eaves and Soffit Linings: Canopy to rear porch	Cement sheet		Presumed - asbestos present	Yes	No	10 m2	Fair	Low	8		Administrative controls	Monitor	

O3 - Porch	Roof Eaves and Soffit Linings	Cement sheet		Presumed - asbestos present	Yes	No	15 m2	Good	Low	9		Administrative controls	Monitor
O3 - Porch, Within Switchboard Boxing	Light and Power (switchboard mounting boards)	Electrical switchboards (inc. Pitch-based)		Presumed - asbestos present	Yes	No	1	Good	Low	9		Administrative controls	Monitor

Tuart College (3178)

Block: P - Gardener's shed								Building No: 23198				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
P - East & West Elevations	Roof Eaves and Soffit Linings	Cement sheet	Some damage, building subject to periodic vandalism	Presumed - asbestos present	Yes	No	15 m2	Fair	Medium	5		Substitute	Program	
P - Northern-Most Room	Fitments: Loose panels			Asbestos removed	No	No								
P - Southern-Most Room	Roof Fascias	Cement sheet		Presumed - asbestos present	Yes	No	30 lm	Fair	Low	8		Administrative controls	Monitor	
P - Throughout	Ceiling Materials: Painted	Cement sheet		Presumed - asbestos present	Yes	No	100 m2	Fair	Low	8		Administrative controls	Monitor	

Tuart College (3178)

Block: Q - Shade Structure							Building No: 25047					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														



Tuart College (3178)

Block: R - Shade Structure							Building No: 25048					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

Tuart College (3178)

Block: S - Shade Structure							Building No: 25057					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														





Tuart College (3178)



Block: T - Cafeteria							Building No: 4113				Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:						
Review Date: 8 November 2026							Review Reason: ACM pose a minor risk and are currently being managed as per relevant Code of Practice.						
Site refers to this as “F Block”.													
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action
T - North Elevation	Roof Fascias: Infills to gable	Cement sheet		Presumed - asbestos present	Yes	No	5 m2	Fair	Low	8		Administrative controls	Monitor
T - Southeast Corner, Adjacent Entry	Columns	Moulded products		Presumed - asbestos present	Yes	No	1	Fair	Low	8		Substitute	Program

Tuart College (3178)

Block: U - Shade Structure							Building No: 25058					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

Tuart College (3178)



Block: V - Library								Building No: 4111				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2024								Review Reason: A number of ACM elements require remediation to reduce the potential exposure.						
ACM roof replaced 1990s. Potential residual hazard. Site refers to this as “C Block”.														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
V - All Elevations	Roof Eaves and Soffit Linings	Cement sheet	Several panels in poor condition and element extensively iron stained, water damaged	Presumed - asbestos present	Yes	No	100 m2	Poor	Low	6		Substitute	Program	
V - All Elevations, High & Low Level	Windows (infill panels, internal/external): Window putty	Mastics		Tested - asbestos present (18-03057-1; ARL; 28/02/2018)	Yes	No	40 lm	Fair	Low	8		Administrative controls	Monitor	
V - East, South & West Elevations	Roof Fascias	Cement sheet		Presumed - asbestos present	Yes	No	125 m2	Fair	Low	8		Administrative controls	Monitor	
V - North Elevation	Roof Fascias	Cement sheet		Presumed - asbestos present	Yes	No	50 m2	Fair	Low	8		Administrative controls	Monitor	

V - Roof Space	Roof (roof space, insulation): **ACM roof replaced 1990s. Potential residual hazard.**	Debris and dust		Presumed - asbestos present	No	No	405 m2	Poor	Low	6		Isolate	Monitor
V1 - Open Plan Office, Skylights	Windows (infill panels, internal/external): Painted	Cement sheet		Presumed - asbestos present	Yes	No	150 m2	Fair	Low	8		Administrative controls	Monitor
V7 - Awning	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	100 m2	Fair	Low	8		Administrative controls	Monitor

Tuart College (3178)

Block: W - Covered Walkways							Building No: 25049					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

Tuart College (3178)

Block: X - General Teaching								Building No: 4118				Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd						
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:						
Review Date: 8 November 2025								Review Reason: ACM assessed to be in fair to good condition, however some elements are easily accessible with an elevated possibility of disturbance.						
ACM roof replaced 1990s. Potential residual hazard. Site refers to this as “B Block”.														
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
X - All Elevations	Roof Eaves and Soffit Linings: Painted	Cement sheet		Presumed - asbestos present	Yes	No	150 m2	Good	Low	9		Administrative controls	Monitor	
X - All Elevations	Windows (infill panels, internal/external)	Caulking/put ties		Presumed - asbestos present	Yes	No	200 lm	Fair	Medium	5		Administrative controls	Monitor	
X - Roof Space	Roof (roof space, insulation): **ACM roof replaced 1990s. Potential residual hazard.**	Debris and dust		Presumed - asbestos present	No	No	1660 m2	Poor	Low	6		Isolate	Monitor	

Tuart College (3178)

Block: Y - Bike Shed							Building No: 25050					Strata Level: Ground Floor		
Assessed Date: 8 November 2023							Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes							REASON EXCLUDED:							
Review Date: 8 November 2026							Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action	
NO ACM FOUND AT THE TIME OF LAST INSPECTION														

Tuart College (3178)

Block: Z - Fire Water Pump Room and Fire Water Tanks								Building No: 33775					Strata Level: Ground Floor		
Assessed Date: 8 November 2023								Assessed by: Michael Tickle, KPMG SGA Property Consultancy Pty Ltd							
BLOCK ACCESSIBLE?: Yes								REASON EXCLUDED:							
Review Date: 8 November 2026								Review Reason: No asbestos containing materials suspected - Reinspect according to Education's policy.							
Location	Element	Product	Defect	ID Status	Sealed	Friable	Quantity	Condition	Disturbance	Risk Rating	Photo	Recommended Control Measure	Recommended Action		
NO ACM FOUND AT THE TIME OF LAST INSPECTION															

Appendix B: Floor Tile Sample Report



TETRA TECH
COFFEY

Targeted Sampling Report

Tuart College, 105 Banksia Street, Tuart Hill, WA, 6060

Programmed Facility Management

Leading with Science®



Reference: 754-PEREN365201

Date: 20/08/2024



Accredited for compliance with ISO/IEC 17020
NATA Accreditation Number: 2220
Type C Inspection Body: 18378

Targeted Sampling Report

Tuart College, 105 Banksia Street, Tuart Hill, WA, 6060

Date: 20/08/2024

Report Reference Number: 754-PEREN365201

PREPARED FOR

Programmed Facility Management

47 Burswood Road
Burswood, WA 6100

PREPARED BY

Tetra Tech Coffey

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QUALITY INFORMATION

Revision history

Revision	Description	Date	Author	Reviewer	Approver
R01	Targeted Sampling Report	20/08/2024	Johnny Nguyen	Nick Gillespie	Gavin Chappell

Distribution

Report Status	No. of copies	Format	Distributed to	Date
Final	1	PDF	Programmed Facility Management	23/08/2024

Restriction on Disclosure and Use of Data

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EXECUTIVE SUMMARY¹

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Programmed Facility Management (the Client) to compile a Targeted Sampling Report for Tuart College, 105 Banksia Street, Tuart Hill, WA, 6060 (the Site).

Tetra Tech's consultant, Nick Gillespie conducted the assessment on 15/08/2024.

The following key findings were identified:

Key Findings	Details
Number of Samples Collected	8
Number of Samples Containing Asbestos	8
Number of Samples Not Containing Asbestos	0
Total Friable Items	0
Total Non-Friable Items	8
High Risk Items	0
Medium Risk Items	0
Low Risk Items	0
Very Low Risk Items	8

Note: Number of samples may not equal number of risk items due to presumptions, cross reference sampling or previously identified materials.

This document has been compiled in accordance with the requirements of the State/Territories legislation standards outlined in **Appendix B: Legislative Guidance**.

This report has been prepared by Tetra Tech for you, as Tetra Tech's client, in accordance with our agreed purpose, scope, schedule and budget using accepted procedures and practices at the time of preparation. The observations, recommendations and conclusions set out in this report are made in accordance with generally accepted principles and practices of the industry.

¹ This executive summary must be read in the context of the full report and the attached limitations.

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1. INTRODUCTION

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Programmed Facility Management to compile a Targeted Sampling Report following site assessment.

The below table identifies site information and key personnel.

Table 1: Client and Site Details

Key Information	Details
Client Name	Programmed Facility Management
Client Address	47 Burswood Road, Burswood, WA6100
Site Address	Tuart College, 105 Banksia Street, Tuart Hill, WA, 6060
Date of Assessment	15/08/2024
Surveyor	Nick Gillespie

2. OBJECTIVE

The objective of the assessment is, as far as reasonably practicable, to assess a specified location for asbestos containing materials (ACM) under a predefined scope, in accordance with the standard described in current State or Territory Legislation.

This report will assist the client with meeting their legislative responsibilities in accordance with the legislation. A list of applicable legislation is provided in **Appendix B: Legislative Guidance**.

Please note:

- ☐ All activities and services provided by Tetra Tech are subject to the Scope and Limitations contained within this report.
- ☐ This report does not constitute a full register of asbestos containing materials nor a full risk assessment as required by relevant State Legislation and applicable Codes of Practice.

3. SCOPE OF WORKS

Targeted Asbestos sample collection, analysis and risk assessment is conducted to allow inclusion within the sites asbestos register where items haven't previously been identified (unexpected finds) or prior to any planned disturbance of the suspect material.

Table 2: Material and Location

Key Information	Details
Scope	<ul style="list-style-type: none"> ☐ Perform a site-specific investigation including representative sample collection at the site detailed in Table 1: Client and Site Details ☐ Submit samples to a suitably accredited laboratory for NATA analysis ☐ Record, collate and report the findings; and ☐ Deliver one (1) report which includes a risk assessment and relevant Certificate(s) of analysis to the client.
Location To Be Assessed	A Block (Work Area)
Comments	Sampling to rooms A100, A134A, A101, A102, A103, A103A, A104, A104A

Table 3: Key Site Information

Key Information	Details
Building Age	1960s
Building Description	School
Previous Asbestos Survey Report	N/A
Comments	N/A

4. FINDINGS

4.1 ANALYTICAL RESULTS

4.1.1 Bulk Analysis

NATA accredited asbestos bulk identification analysis results are summarised below in **Table 4: Summary of NATA Bulk Asbestos ID Results**.

Certificates of analysis are provided within **Appendix D: NATA Endorsed Laboratory Certificates**

Table 4: Summary of NATA Bulk Asbestos ID Results

INTERNAL

Item Number	Sample Reference	Location	Results
1	ZB2023	L1, A100, Beneath Carpet, west side, Vinyl Floor Tile and glue	Chrysotile
2	ZB2028	L1, A101, Beneath carpet, Northwest adjacent staff passage way, light blue tile, Vinyl Floor Tile and glue	Chrysotile
3	ZB2024	L1, A102, Beneath carpet, South East corner, Vinyl Floor Tile and glue	Chrysotile
4	ZB2025	L1, A103, Beneath carpet, South elevation, light blue tile, Vinyl Floor Tile and glue	Chrysotile
5	ZB2027	L1, A104, Beneath carpet cut out, south elevation, light grey tile and adhesive, Vinyl Floor Tile	Chrysotile
6	ZB2026	L1, A104A, Beneath carpet, South elevation, Black tile, Vinyl Floor Tile	Chrysotile
7	ZB2022	L1, A134, Beneath carpet, South East corner of room, Vinyl Floor Tile and glue	Chrysotile
8	ZB2029	L1, Admin, Admin office, central, beneath carpet, grey tile, Vinyl Floor Tile and adhesive	Chrysotile

4.2 RISK ASSESSMENT

The findings of this assessment are presented in tabulated format, including risk assessment of identified ACM. Photographs are provided in **7. Photographs**.

Table 5: Risk Assessment

INTERNAL

Item Number	Location	Friable	Risk Rating
1	L1, A100, Beneath Carpet, west side, Vinyl Floor Tile and glue	Non-Friable	Very Low
2	L1, A101, Beneath carpet, Northwest adjacent staff passage way, light blue tile, Vinyl Floor Tile and glue	Non-Friable	Very Low
3	L1, A102, Beneath carpet, South East corner, Vinyl Floor Tile	Non-Friable	Very Low
4	L1, A103, Beneath carpet, South elevation, light blue tile, Vinyl Floor Tile and glue	Non-Friable	Very Low
5	L1, A104, Beneath carpet cut out, south elevation, light grey tile and adhesive, Vinyl Floor Tile	Non-Friable	Very Low
6	L1, A104A, Beneath carpet, South elevation, Black tile, Vinyl Floor Tile	Non-Friable	Very Low
7	L1, A134, Beneath carpet, South East corner of room, Vinyl Floor Tile and glue	Non-Friable	Very Low
8	L1, Admin, Admin office, central, beneath carpet, grey tile, Vinyl Floor Tile and adhesive	Non-Friable	Very Low

5. RESTRICTIONS

Table 6: **Inaccessible Areas** provides details on areas that are considered not to have been accessed or be free from asbestos as part of Tetra Tech's inspection. These areas must be presumed to contain asbestos until can be provided so that Tetra Tech can confirm or refute the restriction based on empirical evidence.

Any items which potentially contain asbestos but were outside the scope of work, are also detailed,

Table 6: Inaccessible Areas

Not applicable under the scope of this assessment.

6. RECOMMENDATIONS

The following recommendations are provided, taking into account the information contained within the sections of this targeted sampling report and should be actioned appropriately by the person in control of the business unit:

- ☐ All asbestos containing materials identified as part of this targeted sampling report must either:
 - ☐ Be added to the sites asbestos register for monitoring under the requirements of the asbestos management plan; or
 - ☐ Be removed by a suitably licensed asbestos removal contractor (LARC) under conditions appropriate to the friability of the material, prior to planned disturbance.
- ☐ It should be noted that if any material has been deemed high or medium risk as part of Tetra Tech's risk assessment these items must be remediated to prevent any risk of exposure to stakeholders.

7. PHOTOGRAPHS



Item Number 1: Internal, L1, Beneath Carpet, west side, Vinyl Floor Tile and glue - Chrysotile



Item Number 1.1: Internal, L1, Beneath Carpet, west side, Vinyl Floor Tile and glue - Chrysotile



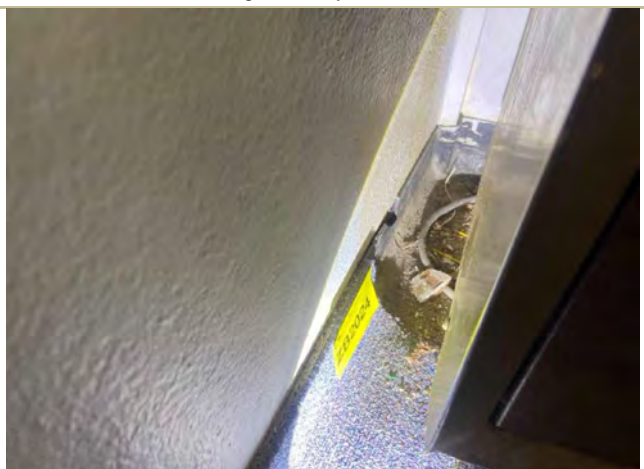
Item Number 2: Internal, L1, Beneath carpet, Northwest adjacent staff passage way, light blue tile, Vinyl Floor Tile and glue - Chrysotile



Item Number 2.1: Internal, L1, Beneath carpet, Northwest adjacent staff passage way, light blue tile, Vinyl Floor Tile and glue - Chrysotile



Item Number 3: Internal, L1, Beneath carpet, South East corner, Vinyl Floor Tile - Chrysotile



Item Number 3.1: Internal, L1, Beneath carpet, South East corner, Vinyl Floor Tile - Chrysotile



Item Number 4: Internal, L1, Beneath carpet, South elevation, light blue tile, Vinyl Floor Tile and glue - Chrysotile



Item Number 4.1: Internal, L1, Beneath carpet, South elevation, light blue tile, Vinyl Floor Tile and glue - Chrysotile



Item Number 5: Internal, L1, Beneath carpet cut out, south elevation, light grey tile and adhesive, Vinyl Floor Tile - Chrysotile



Item Number 5.1: Internal, L1, Beneath carpet cut out, south elevation, light grey tile and adhesive, Vinyl Floor Tile - Chrysotile



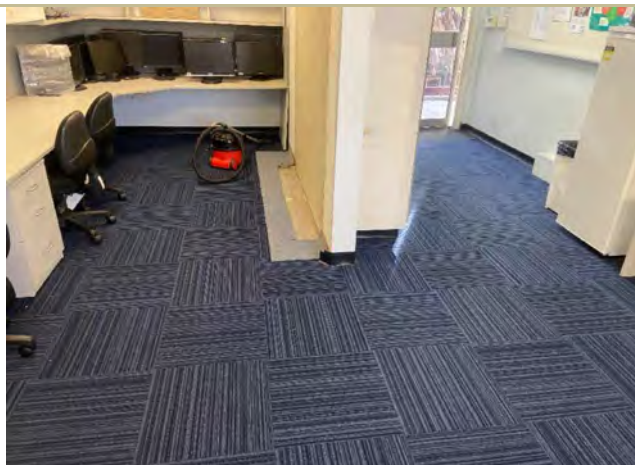
Item Number 6: Internal, L1, Beneath carpet, South elevation, Black tile, Vinyl Floor Tile - Chrysotile



Item Number 6.1: Internal, L1, Beneath carpet, South elevation, Black tile, Vinyl Floor Tile - Chrysotile



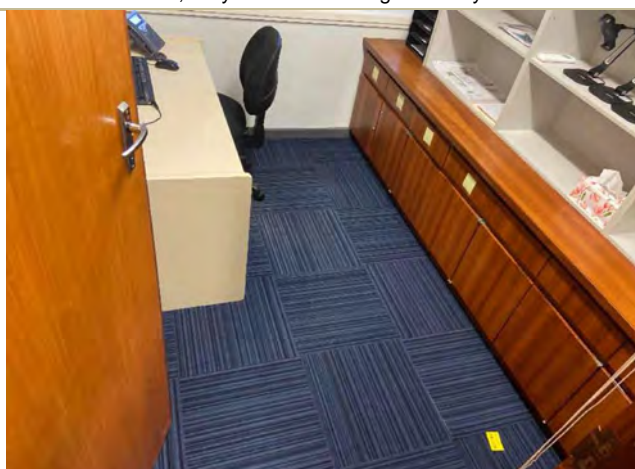
Item Number 7: Internal, L1, Beneath carpet, South East corner of room, Vinyl Floor Tile and glue - Chrysotile



Item Number 7.1: Internal, L1, Beneath carpet, South East corner of room, Vinyl Floor Tile and glue - Chrysotile



Item Number 8: Internal, L1, Admin office, central, beneath carpet, grey tile, Vinyl Floor Tile and adhesive - Chrysotile



Item Number 8.1: Internal, L1, Admin office, central, beneath carpet, grey tile, Vinyl Floor Tile and adhesive - Chrysotile

APPENDIX A: LIMITATIONS

Important information about your Tetra Tech Coffey Report

This report has been prepared by Tetra Tech for you, as Tetra Tech's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from our assessment and supplemented by reported data of the local area and professional experience. The assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice.

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the accessibility within the built environment. Tetra Tech may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Tetra Tech has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored approach to the assessment is required. In most cases, a key objective is to identify, and if possible quantify, risks that are both recognised and potential for the context of the agreed purpose. Such risks may be financial (for example, remediation costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

Limitations of the Report

The work was conducted, and the report has been prepared, in response to an agreed purpose and scope, within time and budgetary constraints, and in reliance on certain data and information made available to Tetra Tech.

The analyses, evaluations, opinions and conclusions presented in this report are based on that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site and extent or nature of hazards can change over time, as a result of either natural processes or human influence. Tetra Tech should be kept apprised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where refurbishment or demolition often reveal other conditions.

In addition, advancements in professional practice regarding this scope, and changes in applicable statutes and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential contaminated land.

Interpretation of factual data

Site assessments identify actual conditions only at those points where samples are taken and on the date collected. Data derived from indirect field measurements, and sometimes other reports on the site, are interpreted to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Variations in conditions may occur between test or sample locations and actual conditions may differ from those inferred to exist. No assessment program, no matter how comprehensive, can reveal all details and anomalies. Similarly, no professional, no matter how well qualified, can reveal what is hidden by within the site.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of a suitably qualified and experienced consultant through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Tetra Tech would be pleased to assist with any investigation or advice in such circumstances.

Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through additional assessment), then the recommendations would need to be reviewed and may need to be revised.

Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Tetra Tech assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Tetra Tech be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Tetra Tech prepared the report and has familiarity with the site, Tetra Tech is well placed to provide such assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Tetra Tech disowns any responsibility for such misinterpretation.

Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by consultants based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

Responsibility

Reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all elements in locations across the site.

APPENDIX B: LEGISLATIVE GUIDANCE

This document has been compiled in accordance with the requirements of the State/Territories legislation standards outlined below.

Table 7: Legislation

State/Territory	Act	Regulation
Australian Capital Territory	Work Health & Safety Act 2011	Work Health & Safety Regulation 2011
New South Wales	Work Health & Safety Act 2011	Work Health & Safety Regulation 2017
Northern Territory	Work Health & Safety Act 2011	Work Health & Safety Regulation 2017
Queensland	Work Health & Safety Act 2011	Work Health & Safety Regulation 2011
South Australia	Work Health & Safety Act 2012	Work Health & Safety Regulation 2012
Tasmania	Work Health & Safety Act 2012	Work Health & Safety Regulation 2012
Victoria	Occupational Health and Safety Act 2004	Occupational Health and Safety Regulation 2017
Western Australia	Workplace Health and Safety Act 2020	Workplace Health and Safety Regulations 2022

Table 8: Codes of Practice

State/Territory	Management of Asbestos	Removal of Asbestos
Australian Capital Territory	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
New South Wales	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Northern Territory	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Queensland	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
South Australia	Code of Practice: How to manage and Control asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Tasmania	Code of Practice: How to Manage and Control Asbestos in the Workplace.	Code of Practice: How to Safely Remove Asbestos.
Victoria ²	Compliance Code: Managing Asbestos in Workplaces.	Compliance Code: Removing Asbestos in Workplaces.
Western Australia	Code of Practice: How to Manage and Control Asbestos in the Workplace	Code of Practice: How to Safely Remove Asbestos

² The Victorian Compliance Codes align with the intent of the SafeWork Australia Model Code of Practice.

APPENDIX C: METHODOLOGY

Tetra Tech's work instruction forms detail the methodology for undertaking inspections and assessments on our clients' sites. These in-house documents form part of the inspection bodies' procedures manual and sits below the overarching Workplace Health and Safety (WHS) Manual.

Tetra Tech's Work Instruction Form 1 (WIFS 1) defines our methodology for hazardous materials surveys for Asbestos containing materials (ACM), Lead based paint systems (LBP), Synthetic Mineral Fibre (SMF), Polychlorinated Biphenyls (PCB) and Ozone Depleting Substances (ODS)

Tetra Tech's work was conducted to the standard described in the State Specific Legislation and Codes of Practice alongside the aforementioned WIFS 1.

In conjunction WIFS2 defines the methodology for Hazardous Materials Sampling for ACM, LBP and SMF, along with identification of PCB and ODS.

Further to this Tetra Tech Coffey holds National Association of Testing Authorities (NATA) accreditation for ISO/IEC 17020 – Conformity assessment — requirements for the operation of bodies performing inspection. Conducting hazardous materials surveys and preparing hazardous materials management plans (inspection body 18378, accreditation number 2220) and provides this scope of services in compliance to conform with the associated procedures.

Tetra Tech also has Accreditation by NATA to ISO/IEC 17025 for laboratory analysis including airborne respirable fibre monitoring and asbestos fibre identification.

All asbestos fibre air monitoring was conducted in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition [NOHSC:3003 (2005)].

Risk Assessment

The asbestos containing material risk score is a quantitative assessment determined by the sum of the scores based on the material assessment and the likelihood of exposure, i.e. Risk score = Material Score + Location Score (out of as possible 18).

Tetra Tech have utilised elements from the United Kingdom guidance documents HSG264: Asbestos: The Survey Guide and HSG 227: A comprehensive guide to Managing Asbestos in Premises.

An explanation of the material assessment and likelihood of exposure scores can be found in the tables below.

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

Extent of Damage / Deterioration	Score
Good condition: no visible damage	0
Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	1
Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3

Surface Treatment	Score
Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.	1
Unsealed asbestos insulating board, or encapsulated lagging and sprays	2
Unsealed laggings and sprayed asbestos	3

Location	Score
External	0
Internal, well-ventilated areas (e.g. large rooms, >100m ²)	1
Internal, poorly ventilated areas (e.g. small rooms, offices)	2

Internal, confined areas (e.g. plant rooms, air conditioning)	3
---	---

Likelihood of Disturbance	Score
Usually inaccessible or unlikely to be disturbed	0
Occasional access or infrequently disturbed	1
Easily accessed or disturbed	2
Frequently or routinely accessed or disturbed	3

Extent / Amount	Score
Small amounts, items, incidental finds	0
<10m ² (or <10m linear run)	1
≥10-50m ² (or ≥10-50m linear run)	2
≥50m ² (or 50m linear run)	3

The above tables provide scores based on specific criteria for any instances of identified asbestos, when combined these enable Tetra Tech to provide a consistent risk rating utilising the below scoring categorisation.

Overall Risk Assessment Score	Overall Risk Rating
0 - 4	Very Low
5 - 8	Low
9 - 13	Medium
14 - 18	High

APPENDIX D: NATA ENDORSED LABORATORY CERTIFICATES

		Certificate of Analysis	
			
<p>Tetra Tech Coffey Pty Ltd - WHS Bishops See Level 4, 235 St Georges Terrace Perth WA 6000</p>		 <p>NATA Accredited Accreditation Number 2377 Site Number 2370</p> <p>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</p>	
Attention: Report Project Name Project ID Received Date Date Reported	Nick Gillespie 1129846-AID 754-PEREN365201 Aug 19, 2024 Aug 20, 2024		
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.		

Date Reported: Aug 20, 2024	Eurofins ARL 45-45 Banksia Road, Westpool, WA, Australia. 6105 ABN: 91 05 0159 636 Telephone: +61 8 6253 4444	Page 1 of 7 Report Number: 1129846-AID
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ARL


Project Name 754-PERNEN365201
 Project ID Aug 15, 2024
 Date Sampled
 Report 1129846-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
ZB2022	24-AU0048482	Aug 15, 2024	Approximate Sample 22g / 80x60x8mm Sample consisted of: a) Brittle black vinyl tile b) Amber adhesive	Chrysotile asbestos detected (a) Organic fibre detected
ZB2023	24-AU0048483	Aug 15, 2024	Approximate Sample 26g / 80x50x4mm Sample consisted of: a) Brittle grey vinyl tile b) Black adhesive c) Amber adhesive	Chrysotile asbestos detected (a) Organic fibre detected
ZB2024	24-AU0048484	Aug 15, 2024	Approximate Sample 4g / 70x45x10mm Sample consisted of: a) Brittle black vinyl tile b) Black adhesive c) White swab	Chrysotile asbestos detected (a) Organic fibre detected
ZB2025	24-AU0048485	Aug 15, 2024	Approximate Sample 6g / 50x25x4mm Sample consisted of: a) Brittle grey vinyl tile b) Black adhesive c) Amber adhesive	Chrysotile asbestos detected (a) Organic fibre detected
ZB2026	24-AU0048486	Aug 15, 2024	Approximate Sample 16g / 50x40x8mm Sample consisted of: a) Brittle black vinyl tile b) Black adhesive c) Amber adhesive d) Grey cementitious material	Chrysotile asbestos detected (a) Organic fibre detected
ZB2027	24-AU0048487	Aug 15, 2024	Approximate Sample 4g / 30x25x4mm Sample consisted of: a) Brittle grey vinyl tile b) Black adhesive c) Amber adhesive	Chrysotile asbestos detected (a) Organic fibre detected

Date Reported Aug 20, 2024

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ARL

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
2B4018	24-AUD048488	Aug 15, 2024	Approximate Sample 16g / 80x60x5mm Sample consisted of: a) Brittle blue vinyl tile b) Black adhesive c) Amber adhesive	Chrysotile asbestos detected (a). Organic fibre detected
2B4019	24-AUD048489	Aug 15, 2024	Approximate Sample 4g / 45x25x4mm Sample consisted of: a) Brittle grey vinyl tile b) Black adhesive c) Amber adhesive	Chrysotile asbestos detected (a). Organic fibre detected

Date Reported: Aug 20, 2024

Eurofins ARL, 46-48 Bannock Road, Wheelock, VIC, Australia 3108

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Telephone: 03 9529 4444

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Report Number: 1723646402



ARL

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

Asbestos - LTM-ASB-8020

Testing Site

Welshpool

Extracted

Aug 19, 2024

Holding Time

Indefinite

Date Reported: Aug 20, 2024

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Report Number: 1123049-AID

Internal Quality Control Review and Glossary General

1. QIC 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 (Q33001). 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 fines in soil samples (% w/w).
F/m ²	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 fine within the sample (m).
g/mg	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: $C = \left(\frac{F}{V}\right) \times \left(\frac{M}{m}\right) \times \left(\frac{1}{n}\right) = \left(\frac{F}{n}\right) \times \left(\frac{1}{V}\right) \times \left(\frac{M}{m}\right)$

Asbestos Content (as asbestos): $\% \text{w/w} = \frac{(M \times C)}{M} \times 100$

Weighted Average (of asbestos): $\% \text{w/w} = \frac{\sum (M_i \times C_i)}{\sum M_i} \times 100$

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 ₂). 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 AFM.
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 fines 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 NOHSC3003.
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.
MFH (also NOHSC3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, <i>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres</i> , 2nd Edition (NOHSC3003/2005).
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	Polarised Contrast Microscopy. As used for Fibre Counting according to the MFH.
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 to AS 4964-2004. May include (but not limited to) Actinolite, Anthrophyllite or Tremolite asbestos.
WA DOH	Reference document for the NEPM: Government of Western Australia, <i>Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia</i> (updated 2021), including Appendix Four: Laboratory analysis.
Weighted Average	Combined average %w/w asbestos content of all asbestos-containing fines in the given aliquot or total soil sample (%w/w).



Comments

Sample Integrity

Custody Seals Intact (if used)
Attempt to Chill was evident
Sample correctly preserved
Appropriate sample containers have been used
Sample containers for volatile analysis received with minimal headspace
Samples received within holding time
Some samples have been subcontracted

N/A
N/A
Yes
Yes
N/A
Yes
No

Asbestos Counter/Identifier:

Emilie Nelson Senior Analyst-Asbestos

Authorised by:

Brlys Thomas Senior Analyst-Asbestos

Kim Rodgers
General Manager

*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

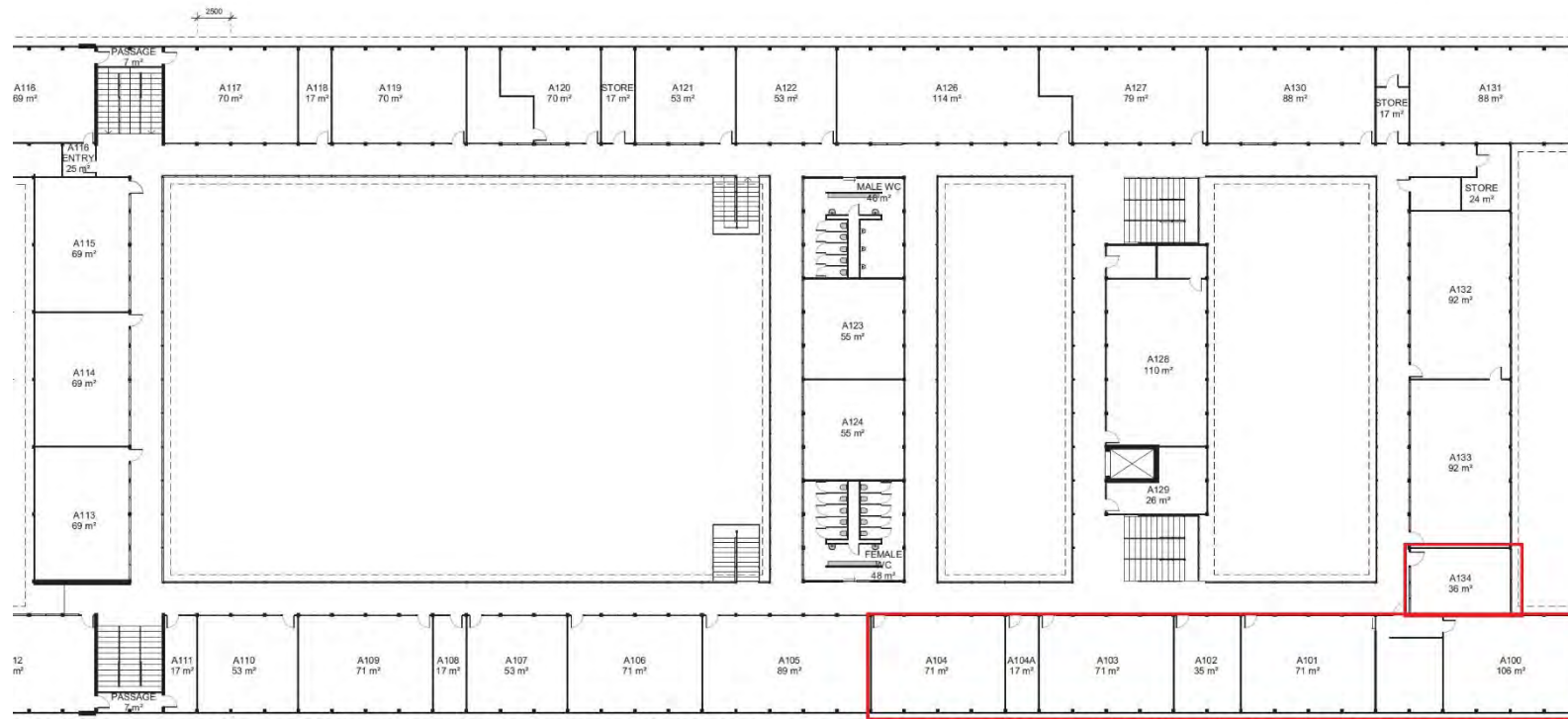
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Date Reported: Aug 20, 2024

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APPENDIX E: SITE PLAN



Hodgson Street