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COMPLIANCE ASBESTOS RE-INSPECTION AND RISK ASSESSMENT

NOVEMBER 2021

Report Reference:

J033478

Client:

C126956 CQ University Australia

Address:

ROCKHAMPTON NORTH CAMPUS_RES Building 062 - Beatrice Hutton House
Bruce Highway
ROCKHAMPTON NORTH QLD
4700

Contents

Glossary of Terms / Acronyms 4
Introduction 5
Scope of Works 5
Site Description 6
Site Asbestos Risk Profile 7
Site Asbestos Control Priority Profile 8
Summary of Identified Items 9
Items Requiring Remediation 10
Recommendations 11
How to Use this Register 12
Asbestos Materials Register 13
Areas not Accessed 18
Register Item Details 19
Plans 21
Methodology 23
Asbestos 23
Asbestos Material Risk Assessment 24
Asbestos Disturbance Risk Assessment 25
Asbestos Control Priority Assessment 26
Limitations 27

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Document Control

Document Quality Management Details		
Report Name:	Compliance Asbestos Re-Inspection and Risk Assessment	
Site Details:	ROCKHAMPTON NORTH CAMPUS_RES Building 062 - Beatrice Hutton House, Bruce Highway, ROCKHAMPTON NORTH QLD	
Project Number:	J033478 V1	
Client Name:	C126956 CQ University Australia	
Signatures:	Prepared By: Daniel Tuckett Consultant QLD LAA001461 23 Dec 2021	Reviewed and Authorised By: Pawel Olszewski Senior Consultant NSW LAA001157 23 Dec 2021

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Glossary of Terms / Acronyms

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

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Introduction

This report presents the findings of a Compliance Asbestos Re-Inspection and Risk Assessment conducted for C126956 CQ University Australia of the site ROCKHAMPTON NORTH CAMPUS_RES Building 062 - Beatrice Hutton House, Bruce Highway, ROCKHAMPTON NORTH QLD. The site Compliance Asbestos Re-Inspection and Risk Assessment was commenced by Daniel Tuckett on 18 Nov 2021

This report is a re-inspection of the most recent report conducted by SLR Global Environmental Solutions (Ref: 622.10968.00000/0040-R01-V01-ASR-Bld 062).

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

This report was performed in accordance with:

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

Scope of Works

The scope of works for this project was as follows:

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

Refer to *Methodology* section of report for full details.

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Site Description

The site consists of 1 building/s.

Building Reference	062 Hopkins House
Building Description	Residential Block
Construction Type	Brick, conceret, fibre cement, timber
Est. Building Construction Date	1972
Number of Levels	2
Est. Total Area Surveyed (m^2)	500

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Site Asbestos Risk Profile

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

Area	Number of Items by Risk Rating			
	High	Medium	Low	Very Low
062 Hopkins House - 1st Floor	0	0	0	8
062 Hopkins House - Ground Floor	0	0	0	2
TOTAL	0	0	0	10

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Site Asbestos Control Priority Profile

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

Area	Number of Items by Priority Risk Rating			
	P1	P2	P3	P4
062 Hopkins House - 1st Floor	0	0	0	8
062 Hopkins House - Ground Floor	0	0	0	2
TOTAL	0	0	0	10

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Summary of Identified Items

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

Building Level	Asbestos	
	Friable	Non Friable
062 Hopkins House - 1st Floor	No	YES
062 Hopkins House - Ground Floor	No	YES

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Items Requiring Remediation

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

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

Refer to *Recommendations* section of this report for further Asbestos Materials management details.

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Recommendations

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

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

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

The allocated reference number of the item

Sample Identifier (current or previous), AS Sample (Referred to another sampled item) or Visual Assessment.

Estimated quantity of material present (m2/linear m, unit/s)

Condition of the material at the time of inspection

Calculated from product type, extent of damage, surface treatment & asbestos type (Very Low/Low/Med/High)

Recommended management action for the item.

Item Number	Location	Description	Hazard Type	Sample Reference	Item Status	Est. Extent	Current Label	Surface Treatment	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommendations	Record of works Undertaken
Building Name															
Level															

The register is sectioned by building and level

Label visible during time of inspection

Surface treatment of the asbestos material inspected

Calculated from occupancy, disturbance, exposure & maintenance factors (Very Low, Low, Medium, High)

Any information relating to remedial, or removal works.

This indicates if the material contains asbestos:	
Identified Positive	Item directly sampled and analysis confirms positive result for asbestos
Identified Negative	Item directly sampled and analysis confirms negative result for asbestos
Strongly Assumed Positive	Item has not been sampled, but is visually similar to another positive sample and is referenced to it
Assumed Positive	Item status is based on a visual assessment
Strongly Assumed Negative	Item has not been sampled, but is visually similar to another negative sample and is referenced to it
Assumed Negative	Item status is based on a visual assessment

The scores from the asbestos material assessment are added to the scores of the asbestos disturbance risk assessment, to give the overall control priority risk assessment. The control priority risk is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.	
P1	**Immediate actions should be taken for these materials to be removed by a licensed asbestos removal contractor (LARC).** *As an interim measure, restrict access.*
P2	**Removal or encapsulation and regular reviews are recommended for these materials.**
P3	**These materials should be identified and warning labels affixed.**
P4	**These materials should be identified and warning labels affixed.**
P*	Due to inaccessibility a full risk assessment could not be completed. **Further investigation is required** if any works or access to the area is to be undertaken so that hazardous material risks can be identified and managed.

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Asbestos Materials Register

ROCKHAMPTON NORTH CAMPUS_RES Building 062 - Beatrice Hutton House, Bruce Highway, ROCKHAMPTON NORTH QLD, 4700 Audit Date 18 Nov 2021

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

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
11	062 Hopkins House - Ground Floor - Corridor, Above doors to Rooms 1 to 17												
	Infill panels - Fibre cement sheet	Asbestos	1-695 {TPS000398}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
12	062 Hopkins House - Ground Floor - Room 1, Throughout												
	Ceiling - Sprayed coating	Asbestos	1-696 {TPS000399}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
13	062 Hopkins House - Ground Floor - All Rooms, Throughout												
	Ceilings - Sprayed coat	Asbestos	As 1-696 {TPS000399}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
14	062 Hopkins House - Ground Floor - Shared Room, TV & Dining Room												
	Ceiling - Sprayed coat	Asbestos	As 1-696 {TPS000399}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
15	062 Hopkins House - Ground Floor - All Rooms, Flat sheet												
	Ceiling - Fibre cement sheet	Asbestos	1-697 {TPS000400}	Identified, Negative	-	-	-	-	-	-	-	No further action required	

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Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
16	062 Hopkins House - Ground Floor - Unisex Bathroom, Central												
	Partition walls - Fibre cement sheet	Asbestos	1-698 {TPS000401}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
17	062 Hopkins House - Ground Floor - Unisex Bathroom, Shower seats												
	Infill panel - Fibre cement sheet	Asbestos	As 1-698	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
23	062 Hopkins House - Ground Floor - External, North elevation												
	Data pit - Moulded cement	Asbestos	1-705 {TPS000405}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
6	062 Hopkins House - Ground Floor - Stairwell Storage, North elevation												
	External walls - Fibre cement sheet	Asbestos	As 1-702 {AO000235}	Strongly Assumed, Positive	1m²	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
7	062 Hopkins House - Ground Floor - Stairwells, Above windows to both Stairwells												
	Infill panels - Fibre cement sheet	Asbestos	As 1-702 {AO000235}	Strongly Assumed, Positive	4m²	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	

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

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
1	062 Hopkins House - 1st Floor - Male Bathroom, East elevation												
	Infill panel - Fibre cement sheet	Asbestos	1-702 {AO000235}	Identified, Positive	1m²	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
10	062 Hopkins House - 1st Floor - External, North elevation - adj windows												
	Infill panel - Fibre cement sheet	Asbestos	As 1-702 {AO000235}	Strongly Assumed, Positive	4m²	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
18	062 Hopkins House - 1st Floor - Male Bathroom, Central												
	Partition walls - Fibre cement sheet	Asbestos	As 1-698 {TPS000401}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
19	062 Hopkins House - 1st Floor - External, East elevation												
	Soffit - Fibre cement sheet	Asbestos	1-699 {TPS000402}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
2	062 Hopkins House - 1st Floor - External, All elevations												
	Soffits - Fibre cement sheet	Asbestos	1-700 {AO000236}	Identified, Positive	180m²	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	

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

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
20	062 Hopkins House - 1st Floor - Male Bathroom, Throughout												
	Ceiling - Fibre cement sheet	Asbestos	1-703 {TPS000403}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
21	062 Hopkins House - 1st Floor - Central Kitchen, Throughout												
	Ceiling - Fibre cement sheet	Asbestos	As 1-703 {TPS000403}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	
22	062 Hopkins House - 1st Floor - External, Eastern stairwell												
	Floor - Fibre cement sheet	Asbestos	1-705 {TPS000404}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
24	062 Hopkins House - 1st Floor - Room 36, West, North & South elevations												
	Wall - Fibre cement sheet	Asbestos	1-706 {TPS000406}	Identified, Negative	-	-	-	-	-	-	-	No further action required	
25	062 Hopkins House - 1st Floor - Room 17, North & South elevations												
	Walls - Fibre cement sheet	Asbestos	As 1-706 {TPS000406}	Strongly Assumed, Negative	-	-	-	-	-	-	-	No further action required	

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

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
3	062 Hopkins House - 1st Floor - External, Balcony - Under astro turf												
	North Easten Room Floor - Fibre cement sheet	Asbestos	1-701 {AO000237}	Identified, Positive	4m²	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
4	062 Hopkins House - 1st Floor - External, Balcony - Under astro turf												
	North Eastern Room Floor waterproof membrane - Bituminous Lining	Asbestos	As 1-701 {AO000237}	Strongly Assumed, Positive	12m²	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
5	062 Hopkins House - 1st Floor - Corridor, North elevation												
	Infill panel - Fibre cement sheet	Asbestos	As 1-702 {AO000235}	Strongly Assumed, Positive	1m²	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
8	062 Hopkins House - 1st Floor - External, North elevation - adj entrance doorway												
	Infill panel - Fibre cement sheet	Asbestos	As 1-702 {AO000235}	Strongly Assumed, Positive	4m²	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	
9	062 Hopkins House - 1st Floor - External, East elevation - above window												
	Infill panel - Fibre cement sheet	Asbestos	As 1-702 {AO000235}	Strongly Assumed, Positive	2m²	No	Good Condition	Non-friable	Very Low	Very Low	P4	Manage In Situ	

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Areas not Accessed

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

Area Not Accessed	Comments
All areas were accessed.	

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

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

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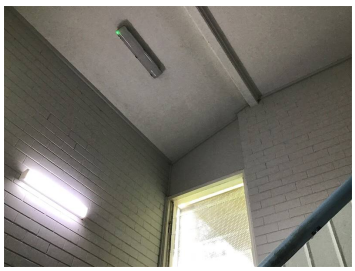
Register Item Details

Location	062 Hopkins House - Ground Floor - Stairwell Storage - North elevation - External walls - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 1-702 {AO000235}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	6	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	062 Hopkins House - Ground Floor - Stairwells - Above windows to both Stairwells - Infill panels - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 1-702 {AO000235}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	7	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	



Location	062 Hopkins House - 1st Floor - Male Bathroom - East elevation - Infill panel - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	1-702 {AO000235}	Extent of damage	0	Disturbance	1
Result	Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	1	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	062 Hopkins House - 1st Floor - External - All elevations - Soffits - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	1-700 {AO000236}	Extent of damage	0	Disturbance	1
Result	Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	2	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	062 Hopkins House - 1st Floor - External - Balcony - Under astro turf - North Easten Room Floor - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	1-701 {AO000237}	Extent of damage	0	Disturbance	1
Result	Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	3	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	062 Hopkins House - 1st Floor - External - Balcony - Under astro turf - North Eastern Room Floor waterproof membrane - Bituminous Lining				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 1-701 {AO000237}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	4	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	062 Hopkins House - 1st Floor - External - North elevation - adj entrance doorway - Infill panel - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 1-702 {AO000235}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	8	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	062 Hopkins House - 1st Floor - External - East elevation - above window - Infill panel - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 1-702 {AO000235}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	9	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	062 Hopkins House - 1st Floor - External - North elevation - adj windows - Infill panel - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 1-702 {AO000235}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	10	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

Location	062 Hopkins House - 1st Floor - Corridor - North elevation - Infill panel - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	As 1-702 {AO000235}	Extent of damage	0	Disturbance	1
Result	Strongly Assumed Positive Chrysotile	Surface Treatment	1	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	5	Material Score	3	Disturbance Score	1
		Priority Score	4	Very Low	

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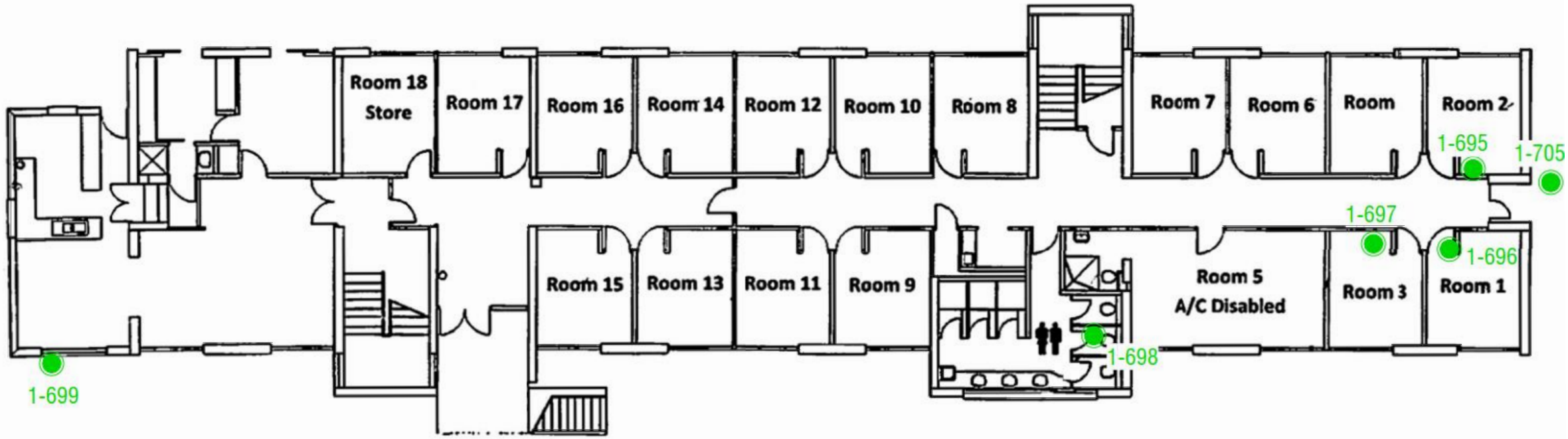

LEGEND:

Sample location
No Asbestos Detected

NOT TO SCALE - FOR DIAGRAMMATIC PURPOSES ONLY

CLIENT: CQ University Australia		**SITE ADDRESS: 700 Yaamba Road, Norman Gardens QLD 4701**		
CLIENT No.: C126956	**JOB No.: J033478**	**AREA: Hopkins House 062 – Ground Level**		**DATE: 16/11/2021**
SURVEYOR: Daniel Tuckett	**DRAWN BY: Daniel Tuckett**	**PLAN TYPE: Asbestos**	**Note: Plans not to scale & must be used in conjunction with site Asbestos Management Plan**	**PAGE: 1 of 2**

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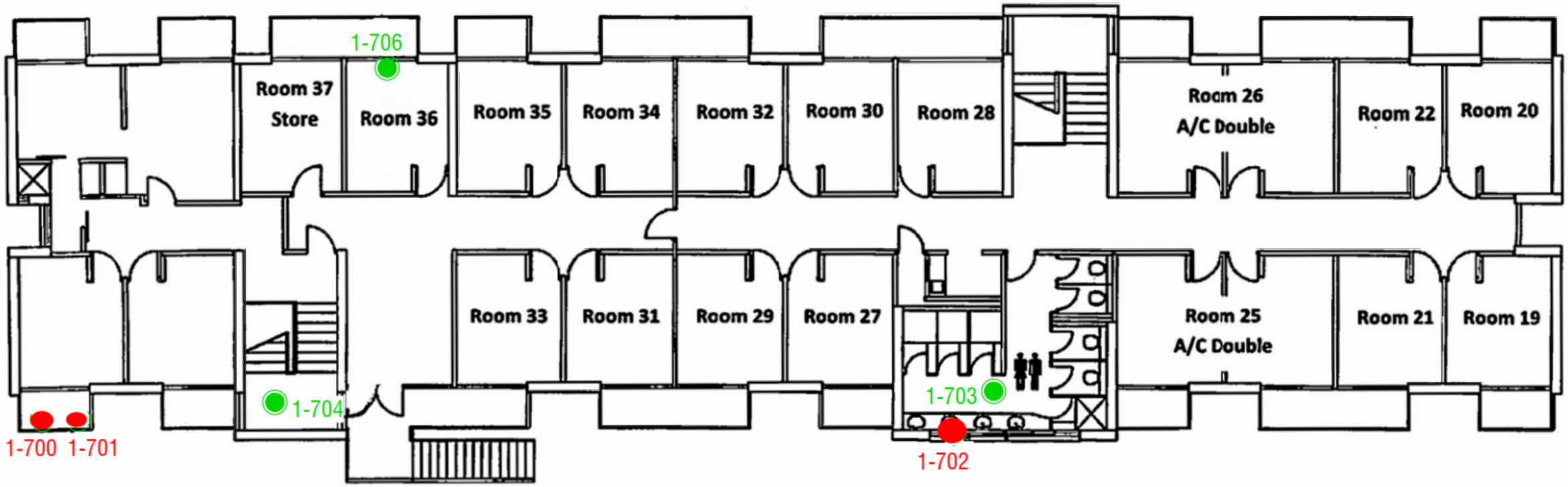
Going Further in Managing Risk



LEGEND:

Sample location
No Asbestos Detected

Sample location
Asbestos Detected

NOT TO SCALE - FOR DIAGRAMMATIC PURPOSES ONLY

CLIENT: CQ University Australia		**SITE ADDRESS: 700 Yaamba Road, Norman Gardens QLD 4701**		
CLIENT No.: C126956	**JOB No.: J033478**	**AREA: Hopkins House 062 – First Level**		**DATE: 16/11/2021**
SURVEYOR: Daniel Tuckett	**DRAWN BY: Daniel Tuckett**	**PLAN TYPE: Asbestos**	**Note: Plans not to scale & must be used in conjunction with site Asbestos Management Plan**	**PAGE: 2 of 2**

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Going Further in Managing Risk

Methodology

Asbestos

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

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

No samples of suspected asbestos-containing material were collected.

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

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

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

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Asbestos Material Risk Assessment

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

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

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

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

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Asbestos Disturbance Risk Assessment

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

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

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

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Asbestos Control Priority Assessment

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

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

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

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Limitations

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

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

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

The following should also be noted:

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

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

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

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

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

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

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

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

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

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

Sample Analysis Results

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

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ASBESTOS ANALYTICAL REPORT

Report Number 622.10968.00050-R01-v0.1-ANA-FeliciaHopkinsHouse

Client:	Central Queensland University - Rockhampton
Client Contact:	Grant Farrell
Client Address:	Bruce Highway, Rockhampton, QLD 4702
Date Sampled:	19 and 20 November 2017
Report Date:	05 December 2017
Site Address/ Location:	CQ University North Rockhampton
Test Methods:	Sample(s) examined under a Polarised Light Microscope including dispersion staining techniques, in accordance with AS 4964 and method AIP.01.03

Accredited for compliance with ISO/IEC 17025.

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

Results

Sample No.	Description	Analysis Result
1-695	Fibre Cement	Organic Fibres
1-696	Vermiculite	Organic Fibres
1-697	Fibre Cement	Organic Fibres
1-698	Fibre Cement	Organic Fibres
1-699	Fibre Cement	Organic Fibres
1-700	Fibre Cement	Chrysotile and Org Fibres
1-701	Bitumous Material	Chrysotile and Org Fibres
1-702	Fibre Cement	Chrysotile and Org Fibres
1-703	Fibre Cement	Organic Fibres
1-704	Fibre Cement	Organic Fibres
1-705	Fibre cement	Organic Fibres
1-706	Fibre Cement	Organic Fibres

Fibre identification Legend

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

Notes:

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

Please direct correspondence to:

SLR Consulting Australia Pty Ltd

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Andrew Lynam
BEnvSc

Limitations

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

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

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