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Asbestos Materials Management Plan

Buildings 1, 2, & 3
Riverside Quay,
Docklands, Victoria

Mirvac
July 2023

Client No: M0095
Job No: 116647M

Statement of Limitations

This document has been prepared in response to specific instructions from Mirvac to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards, practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by Mirvac and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advises that the report should only be relied upon by Mirvac and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. Mirvac therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Recommendations for Further Study

The industry recognised methods used in undertaking the works may dictate a staged approach to specific investigations. The findings therefore of this report may represent preliminary findings in accordance with these industry recognised methodologies. In accordance with these methodologies, recommendations contained in this report may include a need for further investigation or analytical analysis. The decision to accept these recommendations and incur additional costs in doing so will be at the sole discretion of Mirvac and Prensa recognises that Mirvac will consider their specific needs and the business risks involved. Prensa does not accept any liability for losses incurred as a result of Mirvac not accepting the recommendations made within this report.

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1 Key Site Contacts

Table 1: Key Site Contacts				
Company	**Name**	**Title**	**Contact**	**Email**
Mirvac	Sanjin Babalija	Facility Manager	0484 918 599	sanjin.babalija@mirvac.com

2 Introduction

Prensa Pty Ltd (Prensa) was engaged by Mirvac to develop an Asbestos Management Plan (AMP) for the ongoing management of Asbestos-Containing Materials (ACM) identified at Buildings 1, 2, & 3, of the Riverside Quay Complex, located in Docklands, Victoria (the 'Site'). This AMP will assist Mirvac with managing health and environmental risks in regards to ACM at the Site.

This AMP has been developed in accordance with current Victorian (OHS) legislation, industry standards, codes of practice and guidance documents for the management of ACM in workplaces.

3 Site Background

The precinct comprises of three (3) buildings included in the scope of this AMP which are used for a number of commercial purposes including office spaces, and hospitality. Details of the buildings contained within this site are provided in **Table 2** below.

Table 2: Site Information			
Site Address	Buildings 1, 2, & 3, Riverside Quay, Docklands, Victoria		
Age (Circa):	1980's	**External walls:**	Steel & concrete
Approximate area:	6,000 m^2	**Internal walls:**	Plaster, concrete & blockwork
Levels:	7 – 9	**Ceiling:**	Plaster & ceiling tiles
Roof type:	Metal	**Floor and coverings:**	Concrete, carpet & vinyl sheet

4 Objective

The objective of this AMP is to assist Mirvac with the management of ACM at the Site and minimise the risk of exposure to asbestos from ACM for employees, contractors, subcontractors and visitors to the Site. To accomplish this objective, the AMP specifies work practices and procedures to:

- Maintain the ACM in good condition;
- Ensure the implementation of control strategies;
- Monitor the condition of the ACM;
- Minimise the possibility of accidental damage or exposure of personnel and others to ACM; and
- Ongoing management strategies for ACM at the site.

The AMP has been developed for the site and all site occupants. The AMP is to be referred to and, after a suitable training program, Mirvac expects all site personnel to understand their responsibilities with regards to the AMP.

The AMP must be made available to, and understood by, all persons involved in the management and operation of the site. Personnel at the site, nominated to have responsibilities under this AMP, should be aware of the presence of ACM at the site and the associated management requirements.

5 Legislation

The AMP has been developed in general accordance with the following legislation, industry standards, codes of practice and guidance documents:

- The Victorian *Occupational Health and Safety Regulations 2017* (Victorian OHS Regulations 2017);
- *WorkSafe Victoria Compliance Code Managing Asbestos in Workplaces 2019;*
- *WorkSafe Victoria Compliance Code Removing Asbestos in Workplaces 2019;*
- *Australian Standard (AS) 2601-2001 The Demolition of Structures*;
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003(2005)]; and
- Australian Standard *AS 1319-1994 Safety Signs for the Occupational Environment.*

6 Roles & Responsibilities

The Victorian OHS Regulations 2017 requires an 'employer' or 'person who manages or controls a workplace' to eliminate as far is reasonably practicable, the exposure of persons at the workplace to airborne asbestos fibres. Prensa recommends that the following responsibilities are allocated to key personnel as detailed in **Sections 6.1 - 6.3**.

6.1 Responsible Manager

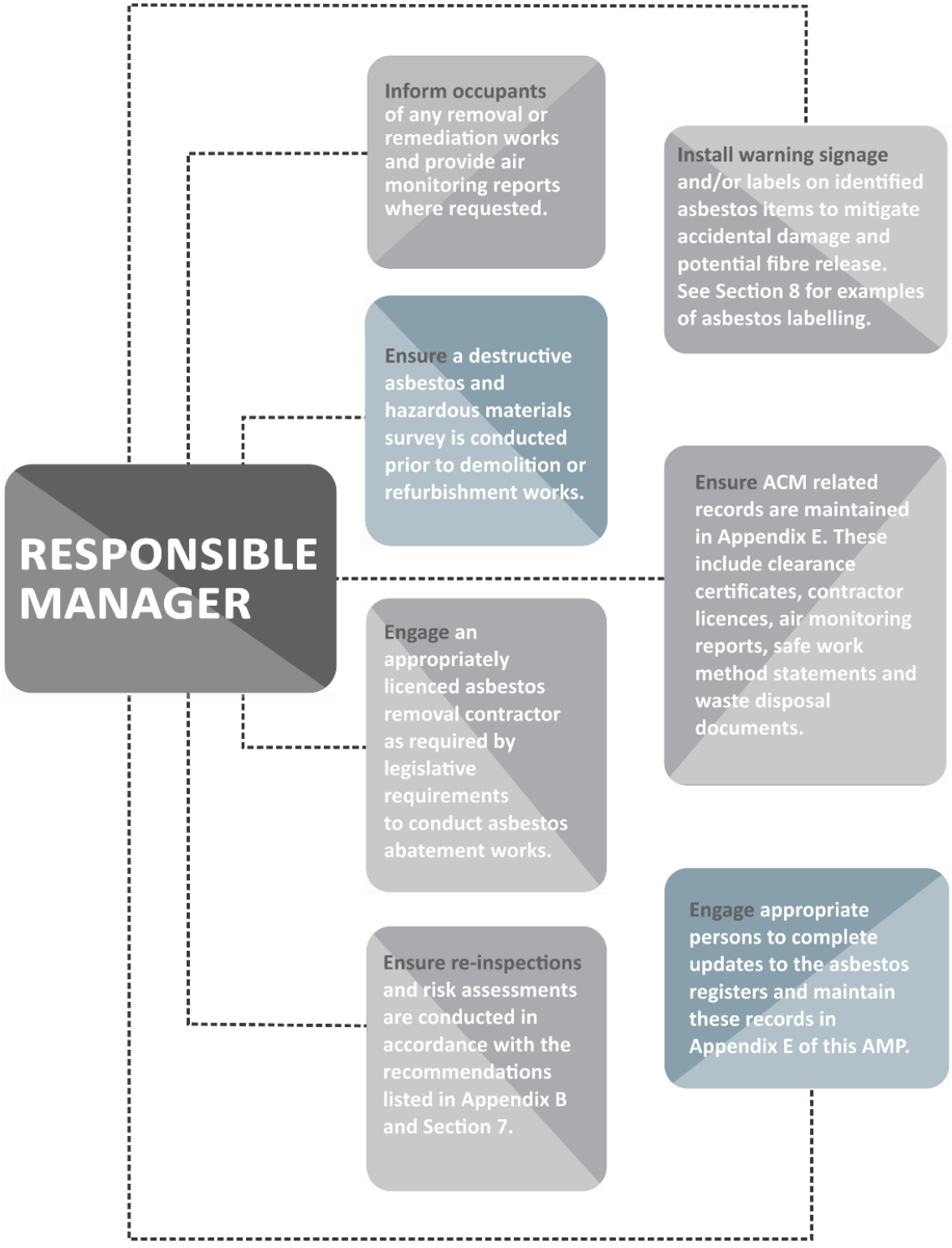


Figure 1 Roles and Responsibilities of the Responsible Manager.

The Site Responsible Manager has the following responsibilities in regards to ACM at the Site:

On-Going Management

- Ensure that information, instruction and/or education is provided to relevant stakeholders in relation to ACM. This may be through an induction and/or sign in process;
- Ensure a Division 6 hazardous materials survey is conducted prior to demolition or refurbishment works;
- Ensure any records regarding ACM at the Site are maintained. Documentation must be archived indefinitely and be accessible to any government health and safety regulatory representatives, if requested. Records such as asbestos register updates, asbestos removal specifications, contractor licences, safe work method statements (SWMS), air monitoring reports, clearance inspection certificates and waste disposal documents are recommended to be electronically stored and backed up; and
- Install warning signage and labels to ACM, where practicable and in accordance with **Section 10**, to assist with mitigating the risk of accidental disturbance by vendors, contractors or subcontractors or any other persons at the Site;
- Ensure that the asbestos register is read and understood by personnel prior to the commencement of work in areas where ACM have been identified;
- Communicate with employees, contractors and subcontractors any changes or updates (including the removal and identification of ACM) to the asbestos register;
- Ensure asbestos registers and management plans are documented by a competent person (i.e. a trained employee, qualified consultant or hygienist/asbestos assessor); and
- Ensure that hazardous materials audits are undertaken and AMPs are reviewed and documented every five (5) years where recommended by the previous risk assessment.

Asbestos Abatement/Remediation works

- Inform occupants of any asbestos removal or remedial works occurring at the Site;
- Organise the removal of identified ACM that may be impacted by demolition or refurbishment works, or ensure that they are appropriately contained prior to commencement of works. This will prevent the accidental disturbance of the materials;
- Engage an appropriately licensed asbestos removal contractor (ARC) as required by legislative requirements to conduct asbestos removal works;
- Ensure a competent service provider is engaged to oversee asbestos removal work including atmospheric and visual monitoring and the provision of clearance certificates;
- Notify site personnel of air monitoring results (if applicable) during abatement or refurbishment works; and
- Ensure that appropriate emergency protocols are implemented in the event that ACM are potentially disturbed (reference **Appendix C: Emergency Procedure**).

6.2 Tenants Overview

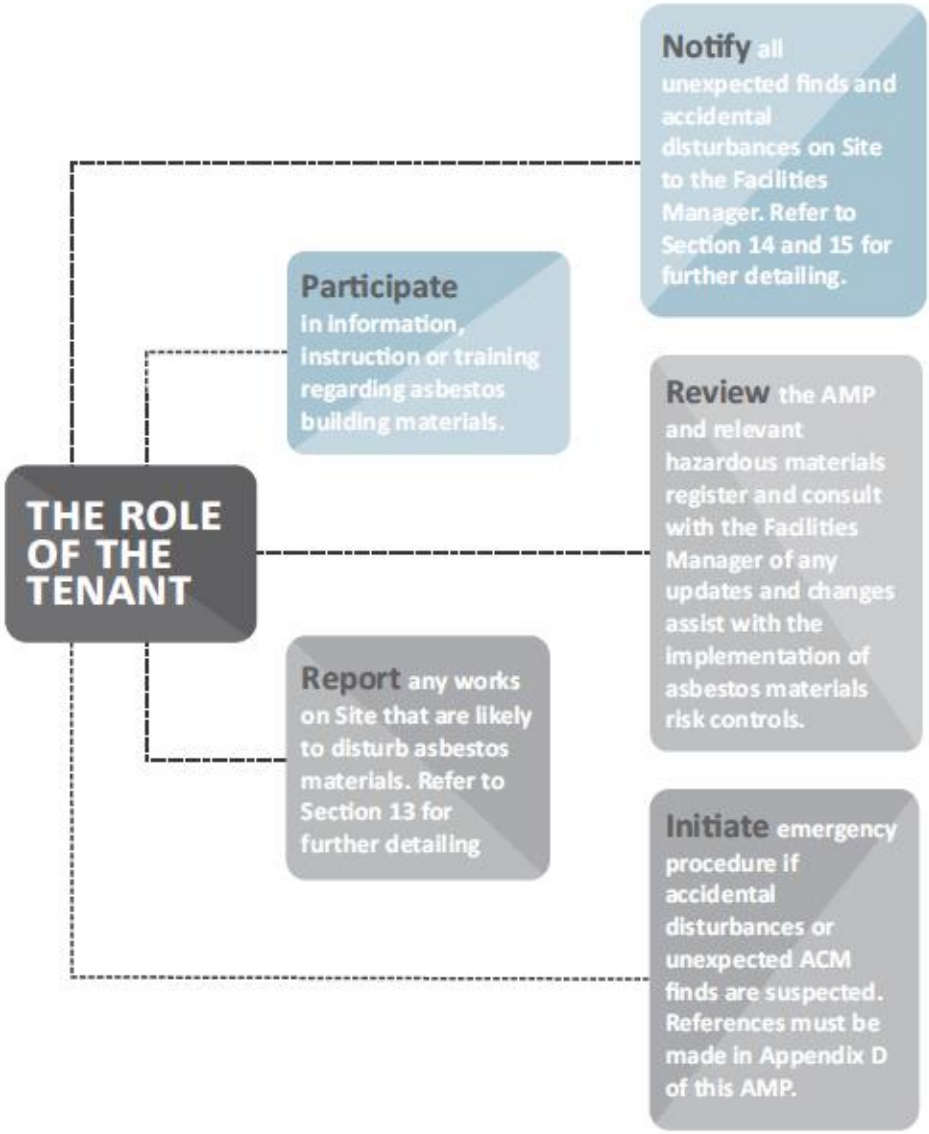


Figure 2 Roles and Responsibilities of the Tenant.

Tenants have the following responsibilities in regards to ACM at the Site:

- Assist with the implementation of asbestos materials risk controls;
- Review the relevant asbestos materials register and consult with the Responsible Manager prior to undertaking works that may disturb ACM;
- Communicate with the Responsible Manager of any changes or updates (including the removal and identification of asbestos building materials) to the asbestos register;
- Report potential disturbance of asbestos materials to the Responsible Manager;
- Report issues pertaining to asbestos materials to the Responsible Manager;
- Initiate emergency protocols and notify Site Responsible Manager in the event that ACM are potentially disturbed or Unexpected ACM finds are suspected (Reference **Appendix C: Emergency Procedure**); and
- Participate in information, instruction or training regarding asbestos building materials.

6.3 Asbestos Hygienist Overview

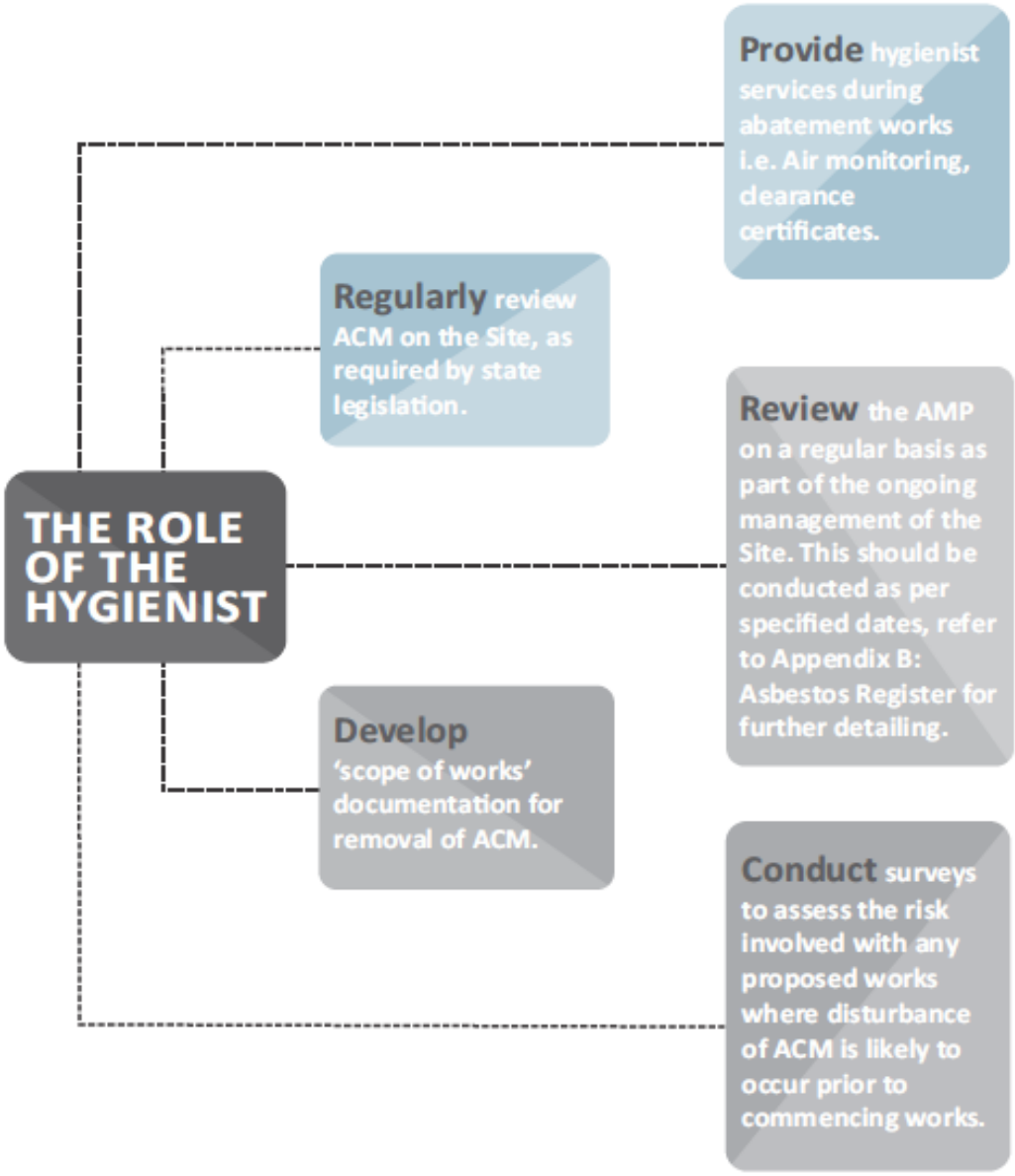


Figure 3 Roles and Responsibilities of the Asbestos Hygienist.

The Site Responsible Manager should appoint a suitably qualified hygienist/asbestos assessor to assist in the following areas:

- Conduct surveys to assess the risk involved with any proposed works where disturbance of ACM is likely to occur prior to commencing proposed works;
- Authorizing contractors and subcontractor proposed works where disturbance of asbestos ACM is present within the work area;
- Regularly review ACM on the site, as required by Victorian legislation;
- Develop 'scope of works' documentation for removal of asbestos materials;
- Provide hygiene services during abatement works (i.e. asbestos fibre air monitoring, lead monitoring, smoke testing, clearance inspections); and
- Review the AMP on a regular basis as part of the ongoing management of the Site.

6.4 Contractors

Licenced Asbestos Removal Contractors

If necessary, the Responsible Manager will engage an appropriately licensed asbestos removal contractor (ARC) as prescribed by state legislation to conduct abatement works.

There are two types of licences for asbestos removalists.

- **Class B licence holders** – only permitted to perform Class B asbestos removal work, which means asbestos removal work involving the removal of non-friable asbestos or asbestos-contaminated dust (ACD) associated with or derived from the removal of non-friable asbestos; and
- **Class A licence holders** – permitted to perform Class B and Class A asbestos removal work, involving the removal of friable and non-friable asbestos, or asbestos-contaminated dust.

The ARC must perform all works in accordance with their licensing requirements and standard industry practice for ACM. A Safe Work Method Statement (SWMS) and Asbestos Control Plan (ACP) should be issued to Mirvac for approval prior to works being undertaken.

General Contractors

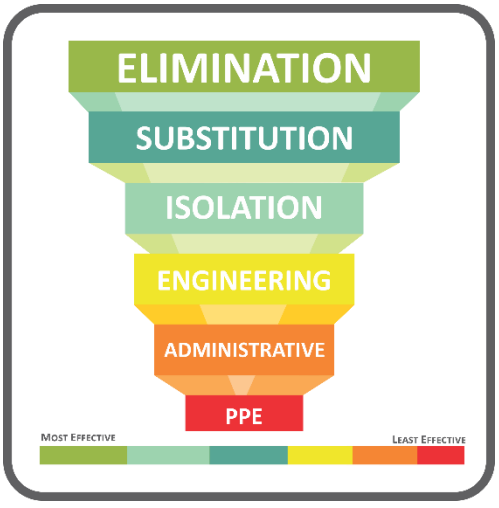
Contractors on Site must ensure safety procedures are followed and works are conducted in accordance with relevant legislative requirements and best industry practice. Authorization of work must be obtained at the request of the Responsible Manager, cross-referencing the location and nature of the proposed works against the Asbestos Materials Register to determine if an ACM may be disturbed as a consequence of the proposed works. A SWMS should be issued to the Responsible Manager for approval prior to works being undertaken. Contractors should review the property specific Asbestos Materials Register prior to undertaking works.

7 Management Options

7.1 Hierarchy of Control

As per state legislation, all materials suspected of containing asbestos must be identified and recorded in a register. Furthermore, a risk assessment must be conducted of each ACM and appropriate control measures implemented. The control measures, which are determined by the competent person and/or hygienist, need to reflect the hierarchy of control, as outlined in specific state legislation.

The hierarchy of controls for the management of ACM is as follows:

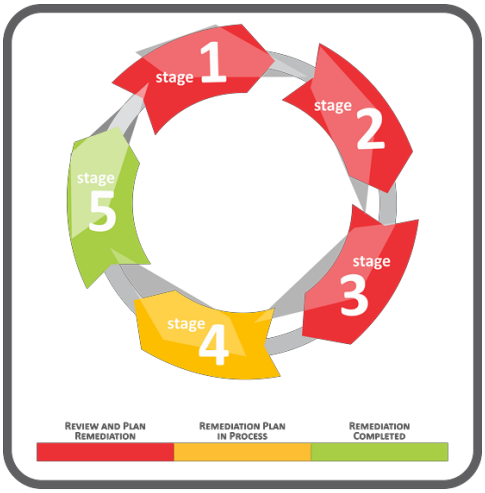


1. **Elimination/removal** (most preferred);
2. **Substitution**;
3. **Isolation**, such as erection of permanent enclosures encasing the material;
4. **Engineering** controls, such as negative air pressure enclosures for removal works, HEPA filtration systems;
5. **Administrative** controls – including the incorporation of registers and management plans, the use of signage, personnel training, safe work procedures, regular re-inspections and registers; and
6. The use of **Personal Protective Equipment** (PPE) (least preferred).

To manage the ACM, a combination of the above techniques may be required.

7.2 Remediation/Removal

To assist with potential asbestos remediation/removal works, below are general stages that can be adopted to manage the remediation/removal works at the Site.



Stage 1 – Identify ACM in **Appendix B: Hazardous Building Materials Register** which require remediation/removal.

Stage 2 – Engage appropriately Licensed Asbestos Removal Contractor (ARC) to undertake the asbestos remediation/removal works.

Stage 3 – Engage an Independent Hygienist to undertake airborne asbestos fibre monitoring (air monitoring) during the asbestos removal works, conduct clearance inspection(s)/air monitoring at the completion of the works.

Stage 4 – Undertake removal/remediation works and obtain a Clearance Certificate from the Hygienist outlining the asbestos works undertaken.

Stage 5 – Update **Appendix B: Asbestos Building Materials Register** to reflect the completed works.

7.3 On-going Management

To assist with the on-going management of ACM, below are general stages that could be adopted for the Site.

Stage 1 – Identify ACM in **Appendix B: Hazardous Building Materials Register** which require on-going management.

Stage 2 – Implement on-going management recommendations, for example, label identified ACM, regularly monitor condition of identified or assumed ACM and undertake a Division 6 Asbestos Assessment (intrusive works) prior to any demolition or refurbishment works.

Stage 3 – Typically, ACM must be reinspected every 5 years as a minimum and the asbestos register updated by a competent person, unless the risk conditions differ. It should also be noted, that the asbestos register may need to be revised following significant asbestos remediation works or additional finds of ACM.

8 Site Specific Asbestos Management

Site specific asbestos management options are based on priority ratings determined through risk assessments conducted during Site Assessments. The table below lists ACM and priority ratings that have been identified on Site and the management options for these materials:

8.1 Asbestos-Building Materials

Table 3: Asbestos Building Materials

Control Priority	Item	Location	Management	Date to be implemented
P1 High Priority	No P1 items were identified during the Assessment.			
P2 Medium Priority	No P2 items were identified during the Assessment.			
P3 Low Priority	Asbestos-containing fire door cores	Throughout the Site, predominantly within stairwells, basement, and plant rooms.	All fire doors that do not have a manufacture plate dated post 2003 should be assumed to contain asbestos unless sampling can confirm otherwise. Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.	Ongoing
P4 Very Low Priority	No P4 items were identified during the Assessment.			

8.2 Management of Asbestos-Containing Materials

The asbestos register identified ACM that do not require immediate action and can be managed in-situ. The following strategies should be implemented to manage these items:

- Where ACM are present they should remain in-situ and be maintained in good condition;
- Prior to performing any works on a specific building that may impact on the building fabric/structure, it must be ascertained if the works will disturb, or potentially disturb, any ACM. As such, the contractor or employee **must** obtain authorisation of works from Mirvac when either of the following applies:
    - The asbestos materials register for this specific property has identified or suspects the presence of asbestos materials in the area of the proposed works; or
    - The area where proposed works are to be conducted has not been fully assessed for the presence of asbestos materials including areas of no access.

- In accordance with the Victorian OHS Regulations 2017, the asbestos register should be kept current and updated to reflect any changes in the condition, removal, enclosure or sealing of asbestos. The asbestos register must be reviewed at least every five (5) years;
- Inaccessible areas or areas with limited access at the time of the assessments, should be assumed to contain asbestos.
- Where invasive works impact on these areas, the work should be conducted under controlled conditions and inspections should be conducted to assess for the presence of asbestos. It is preferable that an inspection should be conducted prior to any disturbance in these areas, as per the below point;
- Prior to any demolition or refurbishment works an Asbestos building materials assessment should be completed in accordance with Victorian OHS Regulations 2017; and
- If any suspect ACM not referenced in this AMP or the attached asbestos register are identified, then works should cease and an asbestos hygienist be notified.

9 Training, Inductions and Safe Work Methods

9.1 Site Inductions

All contractors and subcontractors visiting the Site must report to Mirvac staff prior to commencing works. Mirvac staff will provide a brief induction for the specific property and examine the works to be performed, determine whether the works will impact on identified ACM and advise what can or cannot be undertaken. Mirvac should include a copy of the Site's asbestos materials register as part of the induction, to give an indication of parts of the Site that are known to contain ACM, and indicate areas that were inaccessible during previous asbestos assessments. The induction should include the following information:

- Contractor Property Specific Induction if available;
- Contractor Sign-in and Safety and Security overview if available;
- Sections of the specific property that are known to contain ACM;
- This AMP must be made available on site to all contractors for reference;
- Contractors undertaking works in the vicinity of ACM are to be provided with authorization of works from the Responsible Manager prior to works commencing;
- Any ACM abatement works must be approved by the Site Responsible Manager and conducted by an appropriately licensed ARC;
- During normal routine maintenance work, external contractors and other personnel must report any residual, deteriorating or damaged asbestos materials to the Responsible Manager as soon as possible so that the appropriate corrective action can be initiated;
- Contractors must be notified by the Responsible Manager of the Accidental Disturbance and Unexpected Finds Procedure (reference **Section 13** and **Section 14**); and
- There is no guarantee that all ACM have been identified on the site due to access limitations and any suspect materials encountered during building, demolition or maintenance works must also be reported to the Responsible Manager.

Details of contractors or other personnel who have attended the induction are to be kept onsite and electronically stored for reference.

9.2 Work Permit System

Prior to performing any works on the site that may impact on the building fabric/structure, it must be ascertained by the Responsible Manager if the works will disturb, or potentially disturb, any ACM. As such, the contractor or employee **must** obtain a work permit from the Management Plan Controller when either of the following applies:

- The asbestos materials register for this site has identified or suspects the presence of ACM in the area of the proposed works; or
- The area where proposed works are to be conducted has not been fully assessed for the presence of ACM.

The work permit is required to ensure that future works at the site are conducted in a controlled manner to prevent the accidental disturbance of ACM located at the site.

Any works likely to disturb the building fabric require the completion of the work request form. During the completion of the work request form, it is to be determined if a work permit is required.

Examples of the work request form and work permit forms are presented in **Appendix E**.

10 Labelling and Signage of Asbestos Containing Materials

As per the Managing Asbestos in Workplaces Compliance Code, ACM that have been identified on the Site must be clearly identified, preferably with an asbestos warning label to highlight the risk of inadvertently disturbing the material.

Warning signs are used in any areas of the workplace where ACM have been identified. The signs should be placed at the entrances to the areas where asbestos is present.

The warning signs and labels should comply with Australian Standard (AS) 1319, *Safety Signs for the Occupational Environment*. A competent person or occupational hygienist should determine the number of labels to be used and where the labels should be affixed.

The warning labels and signs must be consistent with the locations of the ACM identified within the Site's asbestos register. If it is impractical to label an ACM a prominent warning sign should be posted in the immediate vicinity identifying the location of the ACM.

Due to the varying type and nature of materials that contain asbestos and the requirement for labelling and desire to avoid unnecessarily alarming staff or customers to the site, the following types of labels shall be used.

Service Areas

In areas not accessible to the public or general staff, such as plant rooms, switch rooms, roof-mounted plant etc. labels designed to be understood by trade personnel, must be used. These labels contain the word 'Asbestos' and conform to the WorkSafe Victoria *Compliance Code Managing Asbestos in Workplaces,* 2019. An example of this type of label is provided below.

Public Areas

As the placement of warning labels could be unnecessarily alarming to staff and the public, labels warning of a hazard but omitting the word 'asbestos' can be used in public areas such as toilets, lobbies, offices and common areas. An example of this type of label is provided below.

Possible asbestos warning label to be used at the site are shown below:

Note: The above warning signs and labels comply with AS 1319 – 1994 *Safety signs for the Occupational Environment*.

Further examples of asbestos warning labels are located in the WorkSafe Victoria *Compliance Code Managing Asbestos in Workplaces,* 2019.

10.1 Labelling Asbestos Guidelines

The Responsible Manager is responsible for ensuring that ACM left in-situ are clearly labelled where practicable. If it is not reasonably practicable to label an ACM directly, a warning label is to be placed in its immediate vicinity. For example, if floor tiles contain asbestos, a warning label pointing to the floor tiles can be displayed on an adjacent wall or skirting board.

The following information within **Table 4** has been developed by Prensa to assist Mirvac with the labelling of ACMs within the Site. However, please note, this is to be used as a guide only and it is up to the discretion of the competent person and/or hygienist/asbestos assessor to label ACM accordingly.

Direct labelling is recommended as per the compliance codes, however, only put what is practicable for the site. For example, asbestos identified in areas that are difficult to access may have labelling placed at suitable access points.

Table 4: Warning Labels Guidance Information

Type of Material	Location of Label	Consistency of the Label
Fire door core insulation	Internal spine of the door	1 label per door

11 General Asbestos Works Information Procedures

All contractors visiting the Site must report to the Responsible Manager prior to commencing works. The Responsible Manager will provide a brief induction for the building and examine the works to be performed and determine whether the works are likely to impact on identified ACM and advise what can and cannot be done. An asbestos hygienist can be engaged to assist with this step. The Responsible Manager should include a copy of the relevant properties asbestos materials register as part of the induction, to give an indication of parts of the building that are known to contain ACM, and indicate areas that were inaccessible during previous asbestos assessments.

Any asbestos abatement works must be approved by the Responsible Manager and conducted by an appropriately licensed ARC. It should be noted that:

- Work onsite is controlled by the Responsible Manager and
- It should also be noted that there is no guarantee that all ACM have been identified on the Site due to access limitations and any suspect materials encountered during building, demolition or

maintenance works must also be reported to the Responsible Manager and the procedure outlined in **Appendix C: Emergency Procedure** should be followed.

Details of contractors or other personnel who have attended the induction are to be stored electronically on Site for reference.

11.1 Airborne Asbestos Monitoring

11.1.1 Asbestos Fibre Air Monitoring

Airborne asbestos fibre monitoring (air monitoring) is undertaken for a number of reasons as mentioned below. Generally, air monitoring is conducted to provide evidence that control measures put into place during asbestos removal or remediation works are effective at reducing the risk of airborne asbestos fibre release.

All air monitoring must be conducted by a competent person who is independent of the person responsible for the asbestos removal or remediation works in accordance with the Victorian OHS Regulations 2017 and all results must be analysed by a National Association of Testing Authorities (NATA), Australia accredited laboratory by a competent asbestos hygienist.

Air monitoring must be conducted during the removal of friable ACM. Air monitoring during the removal of non-friable asbestos materials is not mandatory, but is highly recommended due to the sensitive location of the workplace.

Generally, there are three (3) forms of air monitoring that can be undertaken:

11.1.2 Background Monitoring

Background monitoring is conducted to determine whether maintaining an ACM in-situ is an appropriate control method that involves measuring the background level of airborne asbestos fibres present in a work area.

11.1.3 Control Monitoring

Control monitoring is conducted to measure the level of asbestos fibres in an area during asbestos removal or remediation works. This type of monitoring is designed to assist in assessing the effectiveness of implemented control measures during the works. Control monitoring must be conducted outside of the work area during friable remediation works and is strongly recommended during non-friable remediation to provide evidence that control measures are effective.

11.1.4 Clearance Monitoring

Clearance air monitoring is conducted within a work area following asbestos removal works. As asbestos hygienist must complete a visual clearance inspection and ensure the work area is clean and dry, i.e. representing a normal work place, prior to conducting clearance air monitoring. This is a mandatory requirement for any friable asbestos remediation works, and should be undertaken at the discretion of a competent hygienist after non-friable remediation works.

The friable removal/remediation works enclosure is only considered to be cleared and completed once an airborne fibre result of <0.01 fibres/mL is achieved.

11.1.5 Control Levels for Asbestos Fibre Air Monitoring

When air monitoring control levels are exceeded during asbestos removal works, it indicates that there is a need to review the control measures used during the removal. The control levels are occupational hygiene ‘best practice’ and are not health-based standards i.e. they are more conservative than the Occupational Exposure Standard (OES) for asbestos (0.1 fibres/mL).

The control levels are provided in the table below and should be used for the purposes of determining the effectiveness of control measures:

Table 5: Control Levels and Required Actions	
Control Level (airborne asbestos fibres/mL)	**Control/Action**
< 0.01	Continue with control measures
≥ 0.01 and ≤ 0.05	Investigate the cause and implement controls
> 0.05	Stop removal work, address the cause of the elevated fibre levels and notify WorkSafe of exceedance

11.2 Clearance Inspections & Certificates

11.2.1 Visual Clearance Inspection

At the conclusion of asbestos removal/remediation works, a visual clearance inspection must be conducted by a competent person and/or asbestos hygienist who is independent of the person responsible for the asbestos remediation works in accordance with current state legislation.

The visual clearance inspection will determine whether the asbestos remediation works have been completed to a satisfactory standard in accordance with relevant legislation and there is no visual dust and debris throughout the work area.

11.2.2 Clearance Certificate

Following the successful completion of a visual clearance inspection and/or clearance air monitoring, a clearance certificate must be issued by the person performing the clearance work. The clearance certificate should state:

- That the ACM have been removed to the appropriate legislative requirements;
- Air monitoring results below the reporting limit have been achieved (if applicable); and
- The name of the licensed asbestos contractor that removed the asbestos materials.

Additionally, the clearance certificate should include a description of all the ACM removed, together with a unique description of the area from where they were removed.

12 Demolition and Refurbishment Works

Prior to performing any works on the Site that may impact on the building fabric/structure, it must be ascertained by Responsible Manager if the works will disturb, or potentially disturb, any ACM. Any works likely to disturb building materials at the Site require authorisation from Responsible Manager to determine if any of the following apply:

- The area where proposed works are to be conducted has not been fully assessed for the presence of ACM; or
- The asbestos register has identified or assumed the presence of ACM in the area of the proposed works.

Where there is uncertainty regarding the presence of asbestos in the proposed demolition/refurbishment works area then a competent person and/or hygienist should be engaged to conduct a Division 6 asbestos survey.

If any ACM have been identified in the demolition and/or refurbishment works area and are likely to be disturbed by the works, then these materials will be required to be removed by an appropriately licenced ARC prior to the commencement of the proposed works.

13 Unexpected ACM Finds

While every effort has been made to locate all ACM at the Site, it is possible that ACM may be concealed within inaccessible areas and may not have been located during previous surveys, for example within wall and floor cavities, pipe penetrations, etc.

Without substantial demolition of a building, it is not possible to guarantee that every ACM has been identified.

During the course of any works that uncover any materials that are suspected of being an ACM, works should cease **immediately** until the material can be identified or sampled and a risk assessment undertaken by a competent person and/or occupational hygienist.

If the investigations identify or suspect the material as an ACM then the material should be removed by an appropriately licenced removal contractor. If the material is to remain in-situ, the asbestos register and report should be updated to reflect the new findings.

If the investigations identify or suspect the material as non-asbestos material, the asbestos register and report should be updated to reflect the new findings and works can continue as normal.

If an unexpected find is suspected during works then the employee and/or contractor must follow the procedure in **Appendix C: Emergency Procedures**.

14 Accidental Disturbances & Emergency Procedures

For any previously identified or suspected ACM that are disturbed accidentally or if the air monitoring control levels are exceeded, the Responsible Manager must be notified immediately to carry out the necessary corrective actions.

The Responsible Manager will instigate the appropriate corrective actions and arrange to have the damage assessed, if necessary, and the materials repaired or removed as required. The flowchart in **Appendix C: Emergency Procedure** must be adhered to when a known or suspected ACM has been disturbed.

Appendix A: Risk Assessment Factors and Priority Rating System

Risk Assessment Factors

To assess the health risk posed by the presence of hazardous building materials, all relevant factors must be considered. These factors include:

- Product type;
- Condition;
- Disturbance potential;
- Friability of the material;
- Proximity to direct air stream; and
- Surface treatment (if any).

The purpose of the material risk assessment is to establish the relative risk posed by specific hazardous building materials identified in this assessment. The following risk factors are defined to assist in determining the relative health risk posed by each item.

Condition

The condition of the hazardous building materials identified during the assessment is reported as being **good**, **fair** or **poor**.

- **Good** refers to a material that is in sound condition with no or very minor damage or deterioration.
- **Fair** refers to a material that is generally in a sound condition, with some areas of damage or deterioration.
- **Poor** refers to a material that is extensively damaged or deteriorated.

Friability

The friability of a material describes the ease by which the material can be crumbled, which in turn, can increase the release of fibres into the air. Therefore, friability is only applicable to asbestos and SMF.

- **Friable asbestos** can be crumbled, pulverised, or reduced to powder by hand pressure, which makes it more dangerous than non-friable asbestos.
- **Non-friable asbestos**, more commonly known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix. If accidentally damaged or broken these ACM may release fibres initially but will not continue to do so.
- **Bonded** SMF describes a synthetic fibrous material which has a specific designed shape and exists within a stable manufactured product.
- **Un-bonded** SMF is a loosely packed synthetic fibrous material which has no adhesive or cementitious binding properties.

Disturbance Potential

Hazardous building materials can be classified as having low, medium or high disturbance potential.

- **Low disturbance potential** describes materials that have very little or no activity in the immediate area with the potential to disturb the material. Low accessibility is considered as monthly occupancy or less, or inaccessible due to its height or its enclosure.

- **Medium disturbance potential** describes materials that have moderate activity in the immediate area with the potential to disturb the material. Medium accessibility is considered weekly access or occupancy.
- **High disturbance potential** describes materials that have regular activity in the immediate area with the potential to disturb the material.

Health Risk Status

The risk factors described above are used to grade the potential health risk ranking posed by the presence of the materials. These risk rankings are described below:

- A **low health risk** describes a material that poses a negligible or low health risk to occupants of the area due to the materials not readily releasing fibres (or other toxic/hazardous constituents) unless seriously disturbed.
- A **medium health risk** describes a material that pose a moderate health risk due to the material status and activity in the area.
- A **high health risk** describes a material that pose a high health risk to personnel or the public in the area of the material.

ACM Priority Rating System for Control Recommendations

While an assessment of health risk has been made, our recommendations have been prioritised based on the practicability of a required remedial action. In determining a suitable priority ranking, consideration has been given to the following:

- Level of health risk posed by the asbestos containing material;
- Potential commercial implications of the finding; and
- Ease of remediation.

As a guide the recommendation priorities have been given a timeframe as follows:

P1

High Risk Requiring **Immediate** Action

Status: ACM which are either damaged or are being exposed to continual disturbance. Due to these conditions there is an increased potential for exposure and/or transfer of the material to other parts of the property if unrestricted use of the area containing the material is allowed.

Recommendation: If the ACM is in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions to the immediate area should be applied, air monitoring should be considered and removal is recommended as soon as practicable using an appropriately licensed asbestos removalist.

P2

Medium Risk Requiring Action in **Short Term**

Status: ACM with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and in its current condition, while not posing an immediate risk, is unstable.
- The material is accessible and can, when disturbed, present a short-term exposure risk.
- The material could pose an exposure risk if workers are in close proximity.

Recommendation: If the ACM are easily accessible but in a stable condition, removal is preferred. Nevertheless, if removal is not immediately practicable, short-term control measures (i.e. restrict access, sealing, enclosure etc.) may be employed until removal can be facilitated as soon as is practicable.

P3

Low Risk Requiring Action in **Medium-Term**

Status: ACM with a low potential for disturbance due to the following conditions:

- The condition of any friable asbestos-containing building material is stable and has a low potential for disturbance i.e. is encased in metal cladding.
- The asbestos-containing material is in a non-friable condition, however further disturbance or damage is unlikely other than during maintenance or service and does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Recommendation: Low health risks if the material is left undisturbed under the control of an asbestos management plan. The site controller should consider organising the removal or encapsulation of the damaged non-friable ACM. These ACM should be left in a good and stable condition, with ongoing maintenance and periodic inspection if they are to remain in-situ.

P4

Negligible (Very Low) Risk Requiring **Ongoing** Management or **Extended** Remedial Action

Status: ACM of a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances. Even if it were subjected to minor disturbance the asbestos-containing material poses a low health risk.

Recommendation: These ACM should be maintained in a good and stable condition, with ongoing maintenance and periodic inspection in line with current state legislation. It is advisable that any remaining identified or assumed ACM should be appropriately labelled (with a warning against disturbing the materials), where possible, and regularly inspected to ensure they are not deteriorating resulting in a potential risk to health.

Appendix B: Hazardous Building Materials Register

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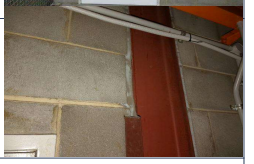
Hazardous Materials Register

Client: Mirvac | **Site Address:** Riverside Quay, Southbank VIC 3006 | **Client No:** M0095 | **Job No:** 116647M | **Consultant:** BXF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
Throughout																			
1	Internal - Throughout	Building 1 lift lobby	Lift doors/shafts	–	–	–	–	–	–	–	–	–	–	–	–	**No access was gained to the lift doors/shafts due to destructive access requirements. Further investigation required prior to disturbance.**	**06-07-2023**	–	
2	Internal - Throughout	Building 2 lift lobby	Lift doors/shafts	–	–	–	–	–	–	–	–	–	–	–	–	**No access was gained to the lift doors/shafts due to destructive access requirements. Further investigation required prior to disturbance.**	**06-07-2023**	–	–
3	Internal - Throughout	Building 3 lift lobby	Lift doors/shafts	–	–	–	–	–	–	–	–	–	–	–	–	**No access was gained to the lift doors/shafts due to destructive access requirements. Further investigation required prior to disturbance.**	**06-07-2023**	–	–
4	Internal - Throughout	Throughout	Fire doors	Fire door core	Asbestos	**Assumed Positive**	No destructive access	Friable	–	–	–	–	–	Throughout	**P3**	**No access within fire doors due to destructive access requirements. All fire doors that do not have a manufacture plate dated post 2003 should be assumed to contain asbestos unless sampling can confirm otherwise. Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.**	**06-07-2023**	**06-07-2028**	
5	Internal - Throughout	Throughout	Blockwork wall expansion joints	Mastic sealant	Asbestos	**Negative**	116647M-001-001, 014, 013, 022 & 029	–	–	–	–	–	–	Throughout	–	–	**06-07-2023**	–	
6	Internal - Throughout	Throughout	Fluorescent light fittings	Capacitors	Polychlorinated biphenyl	–	–	–	–	–	–	–	–	–	–	**No suspect PCBs identified at the time of the assessment**	–	–	–
7	Internal - Throughout	Throughout	Paint systems	–	Lead-Containing Paint	–	–	–	–	–	–	–	–	–	–	**No suspect LCP identified at the time of the assessment**	–	–	–

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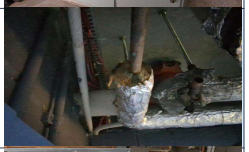
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
Basement																			
8	Internal - Basement	Adjacent Building 1 stairwell	Electrical switchboards and components	–	Asbestos	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	**06-07-2023**	–	
9	Internal - Basement	Adjacent Building 2 lifts	Pipework insulation	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	
10	Internal - Basement	Adjacent freezer stores	AC units	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	**Negative**	–	–	–	–	–	–	–	2 Units	–	**Hydrofluorocarbon (HFC), non ozone depleting substances.**	**06-07-2023**	–	
11	Internal - Basement	Adjacent freezer stores	AC units	R404A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	**Negative**	–	–	–	–	–	–	–	2 Units	–	**Hydrofluorocarbon (HFC), non ozone depleting substances.**	**06-07-2023**	–	
12	Internal - Basement	Adjacent south fire pump room	AC unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	**Negative**	–	–	–	–	–	–	–	1 Unit	–	**Hydrofluorocarbon (HFC), non ozone depleting substances.**	**06-07-2023**	–	
13	Internal - Basement	AHU room adjacent bike store	Ceiling penetrations	Bituminous material	Asbestos	**Negative**	Same as: 116647M-001-005	–	–	–	–	–	–	Throughout	–	–	**06-07-2023**	–	
14	Internal - Basement	AHU room adjacent bike store	Rigid ductwork	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
15	Internal - Basement	AHU room adjacent bike store	Perimeter upper walls	Fibre cement sheet	Asbestos	**Negative**	116647M-001-007	–	–	–	–	–	–	20 m²	–	–	**06-07-2023**	–	
16	Internal - Basement	AHU room adjacent bike store	Rigid ductwork flange joints	Mastic sealant	Asbestos	**Negative**	Same as: 116647M-001-006	–	–	–	–	–	–	10 Lm	–	–	**06-07-2023**	–	
17	Internal - Basement	Bike store	Walls to Amenities area	Fibre cement sheet	Asbestos	**Negative**	Same as: 116647M-001-007	–	–	–	–	–	–	60 m²	–	–	**06-07-2023**	–	
18	Internal - Basement	Bike store	Rigid ductwork	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	
19	Internal - Basement	Bike store	AC unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	**Negative**	–	–	–	–	–	–	–	1 Unit	–	**Hydrofluorocarbon (HFC), non ozone depleting substances.**	**06-07-2023**	–	
20	Internal - Basement	Building 1 lift lobby	Fire door	Fire door core	Asbestos	**Negative**	Not sampled due to non-destructive assessment	–	–	–	–	–	–	1 Unit	–	**Year of manufacture: 2018.**	**06-07-2023**	–	
21	Internal - Basement	Building 1 lift lobby	Wall expansion joints	Mastic sealant	Asbestos	**Negative**	116647M-001-001	–	–	–	–	–	–	Throughout	–	–	**06-07-2023**	–	
22	Internal - Basement	Building 1 lift lobby	Wall penetrations	Bituminous material	Asbestos	**Negative**	116647M-001-002	–	–	–	–	–	–	2 Units	–	–	**06-07-2023**	–	

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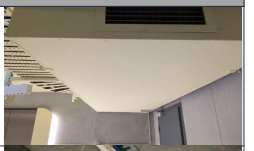
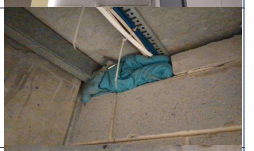
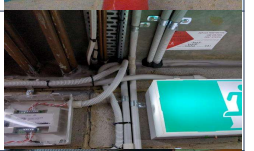
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
23	Internal - Basement	Building 1 lift lobby	Rigid ductwork	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	3 Lm	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	
24	Internal - Basement	Building 1 lift lobby - Fire hose cupboard	Fire pillows	Insulation	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	
25	Internal - Basement	Building 1 lift lobby - Fire hose cupboard	Ceiling penetration	Insulation	Asbestos	**Negative**	116647M-001-003	–	–	–	–	–	–	1 Unit	–	–	**06-07-2023**	–	
26	Internal - Basement	Building 1 switchboard room	Wall penetrations	Bituminous material	Asbestos	**Negative**	Same as: 116647M-001-002	–	–	–	–	–	–	2 Units	–	–	**06-07-2023**	–	
27	Internal - Basement	Building 1 switchboard room	Electrical switchboards and components	–	Asbestos	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	
28	Internal - Basement	Building 2 lift lobby - electrical cupboard	Electrical switchboards and components	–	Asbestos	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	
29	Internal - Basement	Building 2 lift lobby - electrical cupboard	Fire pillows	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	3 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	
30	Internal - Basement	Building 2 lift lobby - fire hose cupboard	Ceiling penetrations	Insulation batts	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	1 Unit	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
31	Internal - Basement	Cleaner Store adjacent Building 3 lifts	Behind ceramic splashback	Bituminous material	Asbestos	**Negative**	116647M-001-010	–	–	–	–	–	–	0.5 m²	–	–	**06-07-2023**	–	
32	Internal - Basement	Comms Room adjacent Building 2 lifts	Beneath floor coverings	Fibre cement sheet	Asbestos	**Negative**	116647M-001-009	–	–	–	–	–	–	5 m²	–	–	**06-07-2023**	–	
33	Internal - Basement	Comms Room adjacent Building 2 lifts	Floor coverings	Vinyl floor tiles	Asbestos	**Negative**	116647M-001-008	–	–	–	–	–	–	5 m²	–	–	**06-07-2023**	–	
34	Internal - Basement	Fan room adjacent Bike store	Fan unit joins	–	Asbestos	**Negative**	–	–	–	–	–	–	–	–	–	**Foam observed between fan unit joins**	**06-07-2023**	–	
35	Internal - Basement	Fan room adjacent Bike store	Hot water units	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	4 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	
36	Internal - Basement	Gas Meter room	Internal plant and pipework	–	–	–	–	–	–	–	–	–	–	–	–	**No access due to live plant and gas lines.**	**06-07-2023**	–	
37	Internal - Basement	Main basement area	Floor expansion joints	Bituminous material	Asbestos	**Negative**	116647M-001-011	–	–	–	–	–	–	Throughout	–	–	**06-07-2023**	–	
38	Internal - Basement	Main basement area	Walls to AHU room adjacent bike store	Fibre cement sheet	Asbestos	**Negative**	Same as: 116647M-001-007	–	–	–	–	–	–	50 m²	–	–	**06-07-2023**	–	

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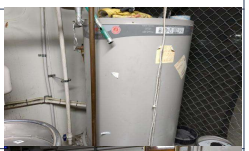
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
39	Internal - Basement	Main basement area - south section	Coatings to structural beams	Sprayed insulation	Asbestos	**Negative**	116647M-001-012	–	–	–	–	–	–	Throughout	–	–	**06-07-2023**	–	
40	Internal - Basement	Meter room adjacent Building 3 lifts	Electrical switchboards and components	–	Asbestos	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	
41	Internal - Basement	South switch room	Electrical switchboards and components	–	Asbestos	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	–
42	Internal - Basement	Storage cage between freezer stores	Hot water unit	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	1 Unit	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	
43	Internal - Basement	Storage cage between freezer stores	AC unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	**Negative**	–	–	–	–	–	–	–	1 Unit	–	**Hydrofluorocarbon (HFC), non ozone depleting substances.**	**06-07-2023**	–	
44	Internal - Basement	Switch room adjacent Building 3 lifts	Electrical switchboards and components	–	Asbestos	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	
45	Internal - Basement	Throughout	Wall expansion joints	Mastic sealant	Asbestos	**Negative**	116647M-001-004	–	–	–	–	–	–	Throughout	–	–	**06-07-2023**	–	
46	Internal - Basement	Throughout Main Area	Ceiling penetrations	Bituminous material	Asbestos	**Negative**	116647M-001-005	–	–	–	–	–	–	Throughout	–	–	**06-07-2023**	–	

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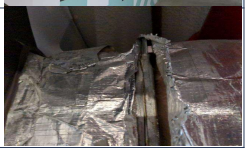
47	Internal - Basement	Throughout Main Area	Rigid ductwork	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	
48	Internal - Basement	Throughout Main Area	Rigid ductwork flange joints	Mastic sealant	Asbestos	**Negative**	116647M-001-006	–	–	–	–	–	–	Throughout	–	–	**06-07-2023**	–	

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
Building 1: Level 9 Plant Room																			
49	Building 1 - Internal - Level 9	Lift lobby	Stairwell fire door	Fire door core	Asbestos	**Assumed Negative**	–	–	–	–	–	–	–	1 Unit	–	**Date of manufacture 2022.**	**06-07-2023**	–	
50	Building 1 - Internal - Level 9	Plant Room	Pipework	Pipework insulation	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Pipework insulation observed to be combination of SMF and foam where accessible. Limited access was gained due to live plant and pipes, further investigation should be carried out prior to gross disturbance.**	**06-07-2023**	–	
51	Building 1 - Internal - Level 9	Plant Room	New-style condenser pumps flange joints	Gasket material	Asbestos	**Assumed Negative**	–	–	–	–	–	–	–	–	–	**Installed 2011.**	**06-07-2023**	–	
52	Building 1 - Internal - Level 9	Plant Room	Rigid ductwork flange joints	–	–	–	–	–	–	–	–	–	–	–	–	**Ductwork flange joints were observed to be filled with foam where accessible.**	–	–	
53	Building 1 - Internal - Level 9	Plant Room	Old-style condenser pumps flange joints	Gasket material	Asbestos	**Negative**	116647M-001-017	–	–	–	–	–	–	6 Units	–	–	**06-07-2023**	–	
54	Building 1 - Internal - Level 9	Plant Room	Electrical components and switchboards	–	–	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	
55	Building 1 - Internal - Level 9	Plant Room	Underside of roof	Sarking insulation	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	

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Client: Mirvac **Site Address:** Riverside Quay, Southbank VIC 3006 **Client No:** M0095 **Job No:** 116647M **Consultant:** BXF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
56	Building 1 - Internal - Level 9	Plant Room	Flange joints to boiler pipework and pumps	Gasket material	Asbestos	**Negative**	116647M-001-014	–	–	–	–	–	–	8 Units	–	–	**06-07-2023**	–	
57	Building 1 - Internal - Level 9	Plant Room	Cooling tower flange joints	Mastic sealant	Asbestos	**Negative**	116647M-001-016	–	–	–	–	–	–	4 Units	–	–	**06-07-2023**	–	
58	Building 1 - Internal - Level 9	Plant Room	Redundant cooling tower flange joints	Mastic sealant	Asbestos	**Negative**	116647M-001-018	–	–	–	–	–	–	2 Units	–	–	**06-07-2023**	–	
59	Building 1 - Internal - Level 9	Plant Room	Wall expansion joints	Mastic sealant	Asbestos	**Negative**	116647M-001-013	–	–	–	–	–	–	Throughout	–	–	**06-07-2023**	–	
60	Building 1 - Internal - Level 9	Plant Room	Ductwork sprayed insulation	Sprayed insulation	Asbestos	**Negative**	116647M-001-015	–	–	–	–	–	–	15 Lm	–	–	**06-07-2023**	–	
61	Building 1 - Internal - Level 9	Plant Room	Rigid ductwork	Insulation material	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	
62	Building 1 - Internal - Level 9	Plant Room - Lift motor room	Fire door	Fire door core	Asbestos	**Assumed Positive**	Not sampled due to non-destructive assessment	Friable	–	None under normal occupation	Low	Good	Low	1 Unit	**P3**	**Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.**	**06-07-2023**	**06-07-2028**	
63	Building 1 - Internal - Level 9	Lift Motor Room	Internal components to lift motors	–	Asbestos	**Assumed Negative**	–	–	–	–	–	–	–	3 Units	–	**Lift motors reported as newly installed during previous 2014 audit.**	**06-07-2023**	–	

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
64	Building 1 - Internal - Level 9	Small Plant Room	Pipework	Pipework insulation	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	10 Lm	–	**Pipework insulation observed to be combination of SMF and foam where accessible. Limited access was gained due to live plant and pipes, further investigation should be carried out prior to gross disturbance.**	**06-07-2023**	–	
65	Building 1 - Internal - Level 9	Small Plant Room	Ceiling	–	–	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to height restrictions.**	–	–	
66	Building 1 - Internal - Level 9	Water tank room	Pipework to lift motor room AHU	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	6 Lm	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**06-07-2023**	–	

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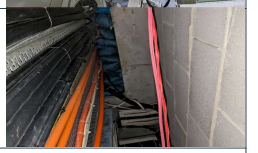
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
Building 1: Ground - Level 8																			
67	Building 1 - Internal - Levels Ground to 8	AHU Plant Room	Rigid ductwork	Insulation material - internal	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	
68	Building 1 - Internal - Levels Ground to 8	AHU Plant Room	Pipework	Pipework insulation	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Pipework insulation observed to be combination of SMF and foam where accessible. Limited access was gained due to live plant and pipes, further investigation should be carried out prior to gross disturbance.**	**07-07-2023**	–	
69	Building 1 - Internal - Levels Ground to 8	AHU Plant Room	Silver rigid ductwork	Mastic sealant	Asbestos	**Negative**	116647M-001-019	–	–	–	–	–	–	Throughout	–	–	**07-07-2023**	–	
70	Building 1 - Internal - Levels Ground to 8	Comms Cupboards	Fire pillows	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	
71	Building 1 - Internal - Levels Ground to 8	Electrical Cupboards	Fire pillows	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	–
72	Building 1 - Internal - Levels Ground to 8	Electrical Cupboards	Electrical components and switchboards	–	–	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	–
73	Building 1 - Internal - Levels Ground to 8	Fire Hydrant Cupboards	Fire pillows	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	–

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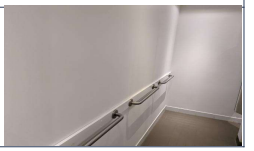
Client: Mirvac **Site Address:** Riverside Quay, Southbank VIC 3006 **Client No:** M0095 **Job No:** 116647M **Consultant:** BXF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
74	Building 1 - Internal - Levels Ground to 8	Lift lobby	Stairwell fire doors	Fire door cores	Asbestos	**Assumed Positive**	No destructive access	Friable	–	None under normal occupation and use	Low	Good	Low	2 Units	**P3**	**No access within fire door cores at the time of the Assessment. Fire doors manufactured between 1986 - 1989 are assumed to be asbestos-containing. Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.**	**07-07-2023**	**07-07-2028**	–
75	Building 1 - Internal - Levels Ground to 8	Lift lobby	AHU Plant Room Fire Door	Fire door cores	Asbestos	**Assumed Positive**	No destructive access	Friable	–	None under normal occupation and use	Low	Good	Low	1 Unit	**P3**	**No access within fire door cores at the time of the Assessment. Fire doors manufactured between 1986 - 1989 are assumed to be asbestos-containing. Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.**	**07-07-2023**	**07-07-2028**	
76	Building 1 - Internal - Levels Ground to 8	Male, Female, and Disabled Bathrooms	Walls behind ceramic tiles	–	–	–	–	–	–	–	–	–	–	–	–	**No access behind ceramic wall tiles due to non-destructive Assessment. Potential for asbestos-containing fibre cement sheet to exist behind tiles. Further investigation required prior to disturbance.**	**07-07-2023**	**07-07-2028**	–
77	Building 1 - Internal - Levels Ground to 8	Mechanical Cupboards	–	–	–	–	–	–	–	–	–	–	–	–	–	**No suspect asbestos material identified at the time of the assessment.**	–	–	
78	Building 1 - Internal - Levels Ground to 8	Throughout	Blockwork wall expansion joints	Mastic sealant	Asbestos	**Negative**	116647M-001-029	–	–	–	–	–	–	Throughout	–	–	**07-07-2023**	–	–
79	Building 1 - Internal - Level 3	Male bathroom	Walls	Fibre cement sheet	Asbestos	**Negative**	116647M-001-020	–	–	–	–	–	–	10 m²	–	–	**07-07-2023**	–	

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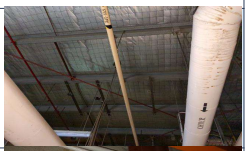
Client: Mirvac **Site Address:** Riverside Quay, Southbank VIC 3006 **Client No:** M0095 **Job No:** 116647M **Consultant:** BXF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
Building 2: Level 7 Plant Room																			
80	Building 2 - Internal - Level 7	Lift Motor Room	Internal components to lift motors	–	Asbestos	**Assumed Negative**	–	Non-Friable	–	–	–	–	–	3 Units	–	**Lift motors reported as newly installed during previous 2014 audit.**	**07-07-2023**	–	–
81	Building 2 - Internal - Level 7	Plant Room	Underside of roof	Sarking insulation	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	
82	Building 2 - Internal - Level 7	Plant Room	Blockwork wall expansion joints	Mastic sealant	Asbestos	**Negative**	116647M-001-022	–	–	–	–	–	–	Throughout	–	–	**07-07-2023**	–	
83	Building 2 - Internal - Level 7	Plant Room	Electrical components and switchboards	–	–	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	
84	Building 2 - Internal - Level 7	Plant Room	Rigid ductwork flange joints	–	–	–	–	–	–	–	–	–	–	–	–	**Ductwork flange joints were observed to be filled with foam where accessible.**	–	–	
85	Building 2 - Internal - Level 7	Plant Room	Sprayed rigid ductwork	Sprayed insulation	Asbestos	**Negative**	116647M-001-025	–	–	–	–	–	–	10 Lm	–	–	**07-07-2023**	–	
86	Building 2 - Internal - Level 7	Plant Room - Boiler Room	Hot Water Unit	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	1 Unit	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	

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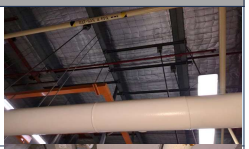
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
87	Building 2 - Internal - Level 7	Plant Room - Boiler Room	Underside of roof	Sarking insulation	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	
88	Building 2 - Internal - Level 7	Plant Room - Boiler Room	Flange joints to boiler pipework and pumps	Gasket material	Asbestos	**Negative**	116647M-001-024	–	–	–	–	–	–	8 Units	–	–	**07-07-2023**	–	
89	Building 2 - Internal - Level 7	Plant Room - Chilled water pumps x2	Flange joints	Gasket material	Asbestos	**Negative**	Same as: 116647M-001-021	–	–	–	–	–	–	4 Units	–	–	**07-07-2023**	–	
90	Building 2 - Internal - Level 7	Plant Room - Chiller Units	Chiller - 02	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	**Negative**	–	–	–	–	–	–	–	1 Unit	–	**Hydrofluorocarbon (HFC), non ozone depleting substances.**	**07-07-2023**	–	
91	Building 2 - Internal - Level 7	Plant Room - Chiller Units	Chiller - 01	R134A	Ozone Depleting Substances	**Negative**	–	–	–	–	–	–	–	1 Unit	–	**Hydrofluorocarbon (HFC), non ozone depleting substances.**	**07-07-2023**	–	
92	Building 2 - Internal - Level 7	Plant Room - Condenser pumps x4	Flange joints	Gasket material	Asbestos	**Negative**	116647M-001-021	–	–	–	–	–	–	8 Units	–	–	**07-07-2023**	–	
93	Building 2 - Internal - Level 7	Plant Room - Cooling Tower Area	Cooling tower flange joints	Mastic sealant	Asbestos	**Negative**	116647M-001-023	–	–	–	–	–	–	3 Units	–	–	**07-07-2023**	–	
94	Building 2 - Internal - Level 7	Plant Room - Sprayed ductwork	Panel attached to ductwork	Compressed cement sheet	Asbestos	**Negative**	116647M-001-026	–	–	–	–	–	–	0.5 m²	–	–	**07-07-2023**	–	

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
95	Building 2 - Internal - Ground Level	Main Switchboard Room	Electrical components and switchboards	–	–	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
Building 2: Ground - Level 6																			
96	Building 2 - Internal - Levels Ground to 5	AHU Plant Room	Rigid ductwork	Insulation material - internal	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	
97	Building 2 - Internal - Levels Ground to 5	AHU Plant Room	Pipework	Pipework insulation	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Pipework insulation observed to be combination of SMF and foam where accessible. Limited access was gained due to live plant and pipes, further investigation should be carried out prior to gross disturbance.**	**07-07-2023**	–	
98	Building 2 - Internal - Levels Ground to 5	AHU Plant Room	Structural Beams	Sprayed insulation	Asbestos	**Negative**	116647M-001-027	–	–	–	–	–	–	5 Lm	–	–	**07-07-2023**	–	
99	Building 2 - Internal - Levels Ground to 5	AHU Plant Room	AHU sheet metal joins	Mastic sealant	Asbestos	**Negative**	116647M-001-028	–	–	–	–	–	–	10 Lm	–	–	**07-07-2023**	–	
100	Building 2 - Internal - Levels Ground to 5	Comms Cupboards	Fire pillows	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	–
101	Building 2 - Internal - Levels Ground to 5	Electrical Cupboards	Fire pillows	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	–
102	Building 2 - Internal - Levels Ground to 5	Electrical Cupboards	Electrical components and switchboards	–	–	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	–

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Hazardous Materials Register

Client: Mirvac **Site Address:** Riverside Quay, Southbank VIC 3006 **Client No:** M0095 **Job No:** 116647M **Consultant:** BXF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
103	Building 2 - Internal - Levels Ground to 5	Fire Hydrant Cupboards	Fire pillows	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	–
104	Building 2 - Internal - Levels Ground to 5	Lift lobby	Stairwell fire doors	Fire door cores	Asbestos	**Assumed Positive**	No destructive access	Friable	–	None under normal occupation and use	Low	Good	Low	2 Units	**P3**	**No access within fire door cores at the time of the Assessment. Fire doors manufactured between 1986 - 1989 are assumed to be asbestos-containing. Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.**	**07-07-2023**	**07-07-2028**	
105	Building 2 - Internal - Levels Ground to 5	Lift lobby	AHU Plant Room Fire Door	Fire door cores	Asbestos	**Assumed Positive**	No destructive access	Friable	–	None under normal occupation and use	Low	Good	Low	1 Unit	**P3**	**No access within fire door cores at the time of the Assessment. Fire doors manufactured between 1986 - 1989 are assumed to be asbestos-containing. Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.**	**07-07-2023**	**07-07-2028**	–
106	Building 2 - Internal - Levels Ground to 5	Male, Female, and Disabled Bathrooms	Walls behind ceramic tiles	–	–	–	–	–	–	–	–	–	–	–	–	**No access behind ceramic wall tiles due to non-destructive Assessment. Potential for asbestos-containing fibre cement sheet to exist behind tiles. Further investigation required prior to disturbance.**	**07-07-2023**	**07-07-2028**	–
107	Building 2 - Internal - Levels Ground to 5	Mechanical Cupboards	–	–	–	–	–	–	–	–	–	–	–	–	–	**No suspect asbestos material identified at the time of the assessment.**	–	–	
108	Building 2 - Internal - Levels Ground to 5	Throughout	Blockwork wall expansion joints	Mastic sealant	Asbestos	**Negative**	116647M-001-029	–	–	–	–	–	–	Throughout	–	–	**07-07-2023**	–	–
109	Building 2 - Internal - Level 6	Throughout	–	–	–	–	–	–	–	–	–	–	–	–	–	**No access was gained to Level 6 at the time of the Assessment due to it being an active construction zone.**	**07-07-2023**	–	–

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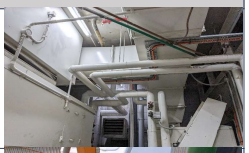
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
Building 3: Level 7 Plant Room																			
110	Building 3 - Internal - Level 7	Plant Room	Pipework	Pipework insulation	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Pipework insulation observed to be combination of SMF and foam where accessible. Limited access was gained due to live plant and pipes, further investigation should be carried out prior to gross disturbance.**	**07-07-2023**	–	
111	Building 3 - Internal - Level 7	Boiler Room	Flange joints to boiler pipework and pumps	Gasket material	Asbestos	**Negative**	116647M-001-030	–	–	–	–	–	–	10 Units	–	–	**07-07-2023**	–	
112	Building 3 - Internal - Level 7	Kitchen Extraction Fan Room	Sprayed rigid ductwork	Sprayed insulation	Asbestos	**Negative**	Same as: 116647M-001-025	–	–	–	–	–	–	10 Lm	–	–	**07-07-2023**	–	
113	Building 3 - Internal - Level 7	Kitchen Extraction Fan Room	Hot water unit	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	1 Unit	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	
114	Building 3 - Internal - Level 7	Lift Motor Room	Internal components to lift motors	–	Asbestos	**Assumed Negative**	–	–	–	–	–	–	–	3 Units	–	**Lift motors reported as newly installed during previous 2014 audit.**	**07-07-2023**	–	
115	Building 3 - Internal - Level 7	Plant Room	Rigid ductwork flange joints	–	–	–	–	–	–	–	–	–	–	–	–	**Ductwork flange joints were observed to be filled with foam where accessible.**	–	–	
116	Building 3 - Internal - Level 7	Plant Room	Electrical components and switchboards	–	–	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	

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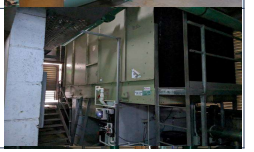
Client: Mirvac **Site Address:** Riverside Quay, Southbank VIC 3006 **Client No:** M0095 **Job No:** 116647M **Consultant:** BXF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
117	Building 3 - Internal - Level 7	Plant Room	Blockwork wall expansion joints	Mastic sealant	Asbestos	**Negative**	116647M-001-029	–	–	–	–	–	–	Throughout	–	–	**07-07-2023**	–	
118	Building 3 - Internal - Level 7	Plant Room	Sprayed rigid ductwork	Sprayed insulation	Asbestos	**Negative**	Same as: 116647M-001-025	–	–	–	–	–	–	5 Lm	–	–	**07-07-2023**	–	
119	Building 3 - Internal - Level 7	Plant Room	Hot water units	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	
120	Building 3 - Internal - Level 7	Plant Room - AHU Room	Perimeter wall insulation	Sarking insulation	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	50 m²	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	
121	Building 3 - Internal - Level 7	Plant Room - Chilled water pumps x2	Flange joints	Gasket material	Asbestos	**Negative**	Same as: 116647M-001-021	–	–	–	–	–	–	8 Units	–	–	**07-07-2023**	–	
122	Building 3 - Internal - Level 7	Plant Room - Chiller Units	Chiller - 02	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	**Negative**	–	–	–	–	–	–	–	1 Unit	–	**Hydrofluorocarbon (HFC), non ozone depleting substances.**	**07-07-2023**	–	
123	Building 3 - Internal - Level 7	Plant Room - Chiller Units	Chiller - 01	R134A	Ozone Depleting Substances	**Suspected Positive**	–	Bonded	–	–	–	–	–	1 Unit	–	**Hydrofluorocarbon (HFC), non ozone depleting substances.**	**07-07-2023**	–	
124	Building 3 - Internal - Level 7	Plant Room - Cooling Tower Area	Cooling tower flange joints	Mastic sealant	Asbestos	**Negative**	Same as: 116647M-001-023	–	–	–	–	–	–	3 Units	–	–	**07-07-2023**	–	

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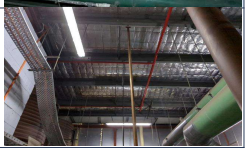
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
125	Building 3 - Internal - Level 7	Plant Room - Cooling Tower Area	Flange joints to condenser pumps	Gasket material	Asbestos	**Negative**	Same as: 116647M-001-021	–	–	–	–	–	–	8 Units	–	–	**07-07-2023**	–	
126	Building 3 - Internal - Level 7	Throughout	Underside of roof	Sarking insulation	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	

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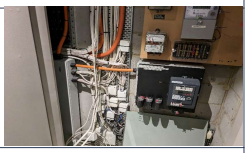
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
Building 3: Ground - Level 6																			
127	Building 3 - Internal - Levels Ground to 6	AHU Plant Room	Rigid ductwork	Insulation material - internal	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	
128	Building 3 - Internal - Levels Ground to 6	AHU Plant Room	Pipework	Pipework insulation	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	–	–	–	–	Throughout	–	**Pipework insulation observed to be combination of SMF and foam where accessible. Limited access was gained due to live plant and pipes, further investigation should be carried out prior to gross disturbance.**	**07-07-2023**	–	
129	Building 3 - Internal - Levels Ground to 6	Comms Cupboards	Fire pillows	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	–
130	Building 3 - Internal - Levels Ground to 6	Electrical Cupboards	Fire pillows	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	–
131	Building 3 - Internal - Levels Ground to 6	Electrical Cupboards	Electrical components and switchboards	–	–	–	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment due to electrical risk.**	–	–	
132	Building 3 - Internal - Levels Ground to 6	Fire Hydrant Cupboards	Fire pillows	Insulation material - internal	Synthetic Mineral Fibres	**Suspected Positive**	–	Bonded	–	–	–	–	–	2 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	**07-07-2023**	–	–
133	Building 3 - Internal - Levels Ground to 6	Lift lobby	Stairwell fire doors	Fire door cores	Asbestos	**Assumed Positive**	No destructive access	Friable	–	None under normal occupation and use	Low	Good	Low	2 Units	**P3**	**No access within fire door cores at the time of the Assessment. Fire doors manufactured between 1986 - 1989 are assumed to be asbestos-containing. Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.**	**07-07-2023**	**07-07-2028**	

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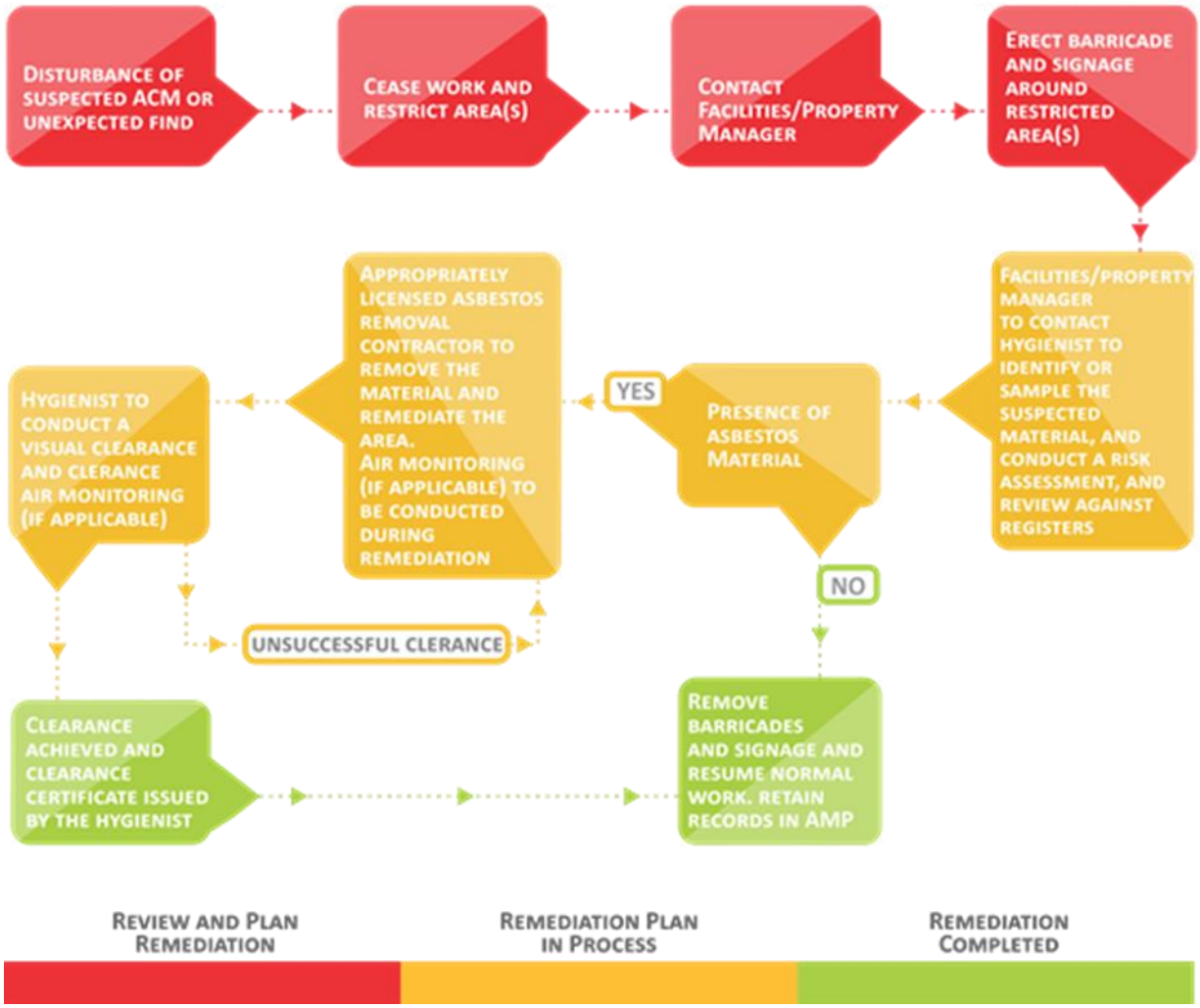
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
134	Building 3 - Internal - Levels Ground to 6	Lift lobby	AHU Plant Room Fire Door	Fire door cores	Asbestos	**Assumed Positive**	No destructive access	Friable	–	None under normal occupation and use	Low	Good	Low	1 Unit	**P3**	**No access within fire door cores at the time of the Assessment. Fire doors manufactured between 1986 - 1989 are assumed to be asbestos-containing. Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.**	**07-07-2023**	**07-07-2028**	–
135	Building 3 - Internal - Levels Ground to 6	Male, Female, and Disabled Bathrooms	Walls behind ceramic tiles	–	–	–	–	–	–	–	–	–	–	–	–	**No access behind ceramic wall tiles due to non-destructive Assessment. Potential for asbestos-containing fibre cement sheet to exist behind tiles. Further investigation required prior to disturbance.**	**07-07-2023**	–	–
136	Building 3 - Internal - Levels Ground to 6	Mechanical Cupboards	–	–	–	–	–	–	–	–	–	–	–	–	–	**No suspect asbestos material identified at the time of the assessment.**	–	–	–
137	Building 3 - Internal - Levels Ground to 6	Throughout	Blockwork wall expansion joints	Mastic sealant	Asbestos	**Negative**	116647M-001-029	–	–	–	–	–	–	Throughout	–	–	**07-07-2023**	–	–

Appendix C: Emergency Procedure

EMERGENCY PROCEDURE - UNEXPECTED FIND OR DISTURBANCE OF ACM



Appendix: D Work Permit Forms

Appendix E: Records