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Division 5 Hazardous Materials Assessment

Riverside Quay

Docklands, Victoria

Mirvac Properties

July 2023

Client No: M0095

Job No: 116647M

Executive Summary

Prensa Pty Ltd (Prensa) was engaged by Mirvac Properties (Mirvac) to conduct a Division 5 Hazardous Materials Reinspection (Assessment) within nominated areas of Riverside Quay, Docklands, Victoria (the Site).

The objective of this Assessment was to identify and assess the health risk posed by hazardous building materials which were considered accessible during normal occupation of the Site.

The scope of the Assessment included the accessible internal and external common areas of the Site which comprised Buildings 1, 2, and 3 of the Riverside Quay Complex.

Prensa has limited its Assessment to the structure of the nominated buildings and the surface soil/grounds in the accessible and immediate vicinity of the building footprint.

The following hazardous building materials were identified at the time of the Assessment:

Property	Asbestos-Containing Materials		Synthetic Mineral Fibre	Poly-Chlorinated Biphenyls	Lead-Containing Paint	Ozone Depleting Substances
	Non-friable	Friable				
Building 1	-	✓	✓	-	-	-
Building 2	-	✓	✓	-	-	-
Building 3	-	✓	✓	-	-	-

The following significant key findings are noted:

Friable asbestos was assumed to be present within fire doors manufactured prior to 2003. No access could be gained to fire door cores due to destructive access requirements.

Recommendations

The following key recommendations are provided for the management of hazardous building materials:

- 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;
- In accordance with the OHS Regulations, 2017 a Division 6 Asbestos Assessment (intrusive works) should be undertaken prior to any demolition or refurbishment works. Any asbestos building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance - as per Australian Standard (AS) 2601:2001 *The Demolition of Structures.*

A number of other recommendations were made in the body of this report which address the ongoing management of hazardous building materials at this Site.

This executive summary must be read in conjunction with this entire report

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 and 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.

Unless otherwise stated in this report, the scope is limited to fixed and installed materials and excludes buried waste materials, contaminated dusts and soils.

Unless expressly stated it is not intended that this report be used for the purposes of tendering works. Where this is the intention of Mirvac, this intention needs to be communicated with Prensa and included in the scope of the Proposal.

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.

Sampling Risks

It is noted that while the assessment has attempted to locate the asbestos-containing materials within the building(s), the investigation was limited to only a visual assessment and limited sampling program and/or the review and analysis of previous reports made available. Prensa notes that sampling is representative only and that due to the lack of homogeneity of building materials it is possible that sampling has not detected all asbestos within the nominated locations.

Given that a representative sampling program has been adopted, not all materials suspected of containing asbestos were sampled and analysed. It is noted that some asbestos materials may have been assumed to contain asbestos based on their similar appearance to previously sampled materials.

Therefore, it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

- Materials concealed behind structural members and within inaccessible building voids;
- Areas inaccessible without the aid of scaffolding or lifting devices;
- Areas below ground;
- Inaccessible ceiling or wall cavities;
- Areas which require substantial demolition to access;
- Areas beneath floor covering where asbestos-containing materials were not expected to exist;
- Materials contained within plant and not accessible without dismantling the plant; and
- Areas where access is restricted due to locked doors, safety risks, or being occupied at the time of the investigation.

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.

Future Works

During future works at the site, care should be taken when entering or working in any previously inaccessible areas or areas mentioned above and it is imperative that works cease immediately pending further investigation and sampling (if necessary) if any unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigation, sampling and/or assessment may be required should any suspect or unknown material be observed in previously inaccessible areas or areas not fully inspected, i.e. carpeted floors.

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Mirvac Properties (Mirvac) to conduct a Division 5 Hazardous Materials Reinspection (Assessment) within nominated areas of Riverside Quay, Docklands, Victoria (the Site). Prensa conducted the Assessment on 6th and 7th July 2023 at the request of Sanjin Babalija of Mirvac.

2 Objective

The objective of this Assessment was to identify and assess the health risk posed by hazardous materials which were considered accessible during normal occupation of the building.

3 Scope of Works

The scope of the Assessment included the accessible internal and external common areas of the Site which comprised Buildings 1, 2, and 3 of the Riverside Quay Complex.

Prensa has limited its Assessment to the structure of the nominated buildings and the surface soil/grounds in the accessible and immediate vicinity of the building footprints.

Specifically, Prensa included the following hazardous building materials in the scope of this Assessment:

- Asbestos-containing materials (ACM);
- Synthetic mineral fibre (SMF) materials;
- Polychlorinated biphenyls (PCB) containing capacitors in electrical fittings;
- Lead-containing paint (LCP); and
- Ozone depleting substances (ODS).

The Assessment was conducted during normal business hours and the Site was occupied at the time of the inspection.

4 Site Description

The Site consists of two multi-storey commercial buildings. Details of the buildings contained within this Site are provided in **Table 1** below.

Table 1: Site Information

Site Address	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

5 Methodology

The Assessment comprised a review of relevant Site information made available to Prensa, interviews with available Site personnel and a visual inspection of accessible areas and destructive sampling techniques where necessary.

The methodology for assessing the hazardous materials at the Site is presented in the following sections.

Asbestos-Containing Materials – This component of the works was conducted to satisfy Division 5 of Part 4.4 of the Victorian Occupational Health and Safety Regulations 2017. S.R. No. 22/2017 (OHS Regulations 2017). When safe to do so, building materials that were suspected of containing asbestos were sampled at the discretion of the Prensa consultant.

Asbestos-Contaminated Dust – In accordance with Divisions 1 and 5, Part 4.4 of the OHS Regulations 2017, if there was uncertainty as to whether dust is contaminated with asbestos, the dust was sampled. As such, Prensa undertook dust sampling where the following circumstances were identified:

- Sources of potential asbestos that could contaminate settled dust were present or suspected; and
- Significant levels of dust were present.

If an area is suspected to be contaminated with dust containing asbestos (based on reasonable grounds) and cannot be sampled, it will be assumed to contain asbestos.

Samples of suspected ACM were analysed in Prensa's laboratory, which is NATA accredited to conduct asbestos bulk sample analysis. The analysis was conducted using polarised light microscopy including dispersion staining techniques.

Synthetic Mineral Fibres – This component of the Assessment was carried out in accordance with the guidelines documented in the *Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC: 2006 (1990)]. This report broadly identifies SMF materials found or suspected of being present during the assessment and is based on a visual assessment.

Polychlorinated Biphenyls – Where safely accessible, specifications of capacitors incorporated in light fittings and ceiling fans were recorded and cross-referenced with the *ANZECC Identification of PCB-containing Capacitors information booklet* – 1997. Due to the danger of accessing electrical components, or for other reasons, such as height restrictions, some electrical fittings may not have been accessed. In these instances, comment is provided in the Assessment report on the likelihood of PCB-containing materials being present. This determination is based upon the age and appearance of the electrical fittings.

Lead-Containing Paint – Representative painted surfaces were tested in locations for the presence of lead using the qualitative *LeadCheck* paint swab method. This method can detect lead in paint at concentrations of 0.5% and above, and may indicate lead in some paint films as low as 0.2%. It is noted that AS/NZS 4361.2 – 2017 *Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings* defines lead paint as paint with a lead content greater than 0.1% by dry weight. In some circumstances, laboratory analysis may be recommended to quantitatively determine the content of lead in the paint.

The sampling program attempts to be representative of the various types of paints found at the Site. However, particular attention is paid to areas where LCPs were more likely to have been used (e.g. exterior gloss paints, window and door architraves and skirting boards).

The objective of LCP identification in this Assessment is to highlight the presence of LCP within the Site building(s), not to specifically identify every location of LCP.

Ozone-Depleting Substances – This component of the Assessment comprised a visual inspection of air conditioning units and any chillers (if applicable) at the Site and included a review of the air conditioners' refrigerant types.

Where asbestos was found to exist, a risk assessment was conducted on each item and a priority rating applied. This was conducted in accordance with the protocols described in **Appendix A: Risk Assessment Factors and Priority Ratings.**

6 Findings

6.1 Document Review and Interview

As part of this Assessment, Prensa requested copies of previous documentation pertaining to asbestos building materials at the Site.

Mirvac made available to Prensa a previous survey report that had been carried out by Greencap Safety and Risk Management, dated October 2017. The survey report (reference *J128248 4 Riverside Quey*), is understood to be the most recent survey report for the Site. The report identified the following key findings:

- Asbestos-containing gaskets to boiler units within the Boiler Rooms of Buildings 1, 2 & 3; and
- Asbestos-containing materials were assumed to exist in inaccessible areas including behind wall tiles and within lift doors and fire doors.

6.2 Analytical Results

A total of thirty (30) samples suspected to contain asbestos were collected and submitted to Prensa's NATA accredited laboratory for analysis. The asbestos bulk sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Report** of this Assessment report. In summary, no samples were reported to contain asbestos.

6.3 Assessment Findings

The findings of this Assessment and hazardous building materials that have been photographed are presented in tabulated format in **Appendix C: Hazardous Materials Register** of this Assessment report.

6.3.1 Asbestos-containing Materials

Friable asbestos was assumed to be present in fire doors manufactured prior to 2003. No access could be gained to fire door cores due to destructive access requirements.

6.3.2 Synthetic Mineral Fibre Materials

- SMF in the form of insulation material behind walls and in ceiling voids was suspected throughout the Site.
- SMF in the form of insulation material was suspected to be present within the hot water units throughout the Site.
- SMF in the form of pipework and ductwork insulation was suspected throughout the Site.
- SMF in the form of insulation within fire pillows was suspected within Comms cupboards, Electrical cupboards, and Mechanical cupboards throughout the Site.

6.3.3 Polychlorinated Biphenyls

No PCB containing capacitors were identified or suspected during the Assessment.

6.3.4 Lead-containing Paint

No LCP was identified or suspected during the Assessment.

6.3.5 Ozone-Depleting Substances

No ODS containing air conditioning units were identified or suspected during the Assessment.

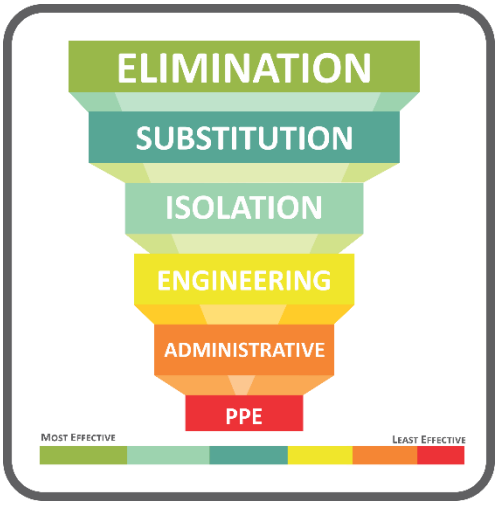
Refer to **Appendix C: Hazardous Materials Register** for the details of these findings.

6.4 Areas not Accessed

Areas that are generally not accessed as part of Prensa's assessments are listed in **Appendix D: Areas Not Accessed**. Site-specific areas that were inaccessible during Prensa's Assessment and were deemed likely to contain asbestos are also listed in this **Appendix C: Hazardous Materials Register**.

7 Management Options

As per state legislation, materials suspected of containing asbestos must be identified and recorded in a register. Furthermore, a risk assessment must be conducted of each hazardous building material and appropriate control measures implemented. The control measures have been determined based on reducing the risk of exposure, so far as is reasonably practicable. The control measures, which were determined by a competent person and/or hygienist, need to reflect the hierarchy of control outlined in specific state legislation and 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 hazardous building materials, a combination of the above techniques may be required.

8 Site Specific Recommendations

Based on the findings of this Assessment, it is recommended that the following control measures be adopted as part of the management of the hazardous building materials at the Site. Recommendations for specific items of hazardous building materials are also presented in **Appendix C: Hazardous Materials Register** of this Assessment report.

8.1 Asbestos-Containing Materials

- 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; and
- In accordance with the OHS Regulations, 2017 a Division 6 Asbestos Assessment (intrusive works) should be undertaken prior to any demolition or refurbishment works. Any asbestos building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance - as per Australian Standard (AS) 2601:2001 *The Demolition of Structures.*

8.2 Synthetic Mineral Fibre Materials

SMF materials that are likely to be disturbed during any proposed demolition/refurbishment works should be handled in accordance with the National *Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006(1990)].

8.3 Lead-Containing Paint

Lead swab kits were utilised to qualitatively assess for the presence of lead-containing paint. Where negative results were returned, there is some uncertainty if the lead paint is present above the limit prescribed in AS/NZS 4361.2 2017 *Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings.* If painted surfaces are to be subject to machine sanding/buffing or heat stripping, quantitative analysis of paint for lead should be undertaken at a NATA certified laboratory.

Appendix A: Risk Assessment Factors and Priority Ratings

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: NATA Endorsed Laboratory Sample Analysis Report

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11 July 2023

Sanjin Babalija
Mirvac
Level 8, 1 Southbank Boulevard
Southbank VIC 3006

Dear Sanjin,

Asbestos Bulk Sample Analysis Report

4 Riverside Quay, Southbank VIC 3006

Please find attached the asbestos bulk sample analysis results of the 30 samples collected by Ben Ferraro of Prensa Pty Ltd for 4 Riverside Quay, Southbank VIC 3006 on 7 July 2023 and received at the Prensa Pty Ltd laboratory (GF, 5 Burwood Rd, Hawthorn VIC 3122) on 7 July 2023. The samples were analysed on 11 July 2023 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples.*

If you require further information please contact the Prensa office on (03) 9508 0100.

Regards,

Kimberly Thomson
Approved Asbestos Identifier and Signatory

NATA
WORLD RECOGNISED ACCREDITATION

Asbestos Bulk Sample Analysis Report

4 Riverside Quay, Southbank VIC 3006

Sample No	Sample Location / Description / Size	Result
116647M - 001 - 001	Internal, Basement, Building 1 lift lobby, Wall expansion joints - Mastic Grey rubbery mastic material with attached white paint material 60 X 30 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 002	Internal, Basement, Building 1 lift lobby, Wall penetrations - Bituminous material Black bituminous material 20 X 20 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 003	Internal, Basement, Building 1 lift lobby, Fire hose cupboard, Ceiling penetration - Insulation White insulation material 20 X 20 X 1 mm	No asbestos fibres detected Synthetic Mineral Fibres detected
116647M - 001 - 004	Internal, Basement, Throughout, Blockwork wall expansion joints - Mastic Grey rubbery mastic material 10 X 5 X 1 mm	No asbestos fibres detected
116647M - 001 - 005	Internal, Basement, Throughout Main Car Park Area, Ceiling penetrations - Mastic Black rubbery mastic material 20 X 10 X 1 mm	No asbestos fibres detected
116647M - 001 - 006	Internal, Basement, Throughout Main Area, Rigid ductwork flange joints - Mastic Clear rubbery mastic material 5 X 5 X 1 mm	No asbestos fibres detected
116647M - 001 - 007	Internal, Basement, AHU room adjacent bike store, Perimeter upper walls - Fibre cement sheet Grey fibrous cement material 60 X 50 X 10 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 008	Internal, Basement, Comms Room adjacent Building 2 lifts, Floor coverings - Vinyl floor tiles Beige brittle vinyl material with attached yellow adhesive 70 X 70 X 5 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 009	Internal, Basement, Comms Room adjacent Building 2 lifts, Beneath floor coverings - Fibre cement sheet Grey fibrous cement material 10 X 5 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 010	Internal, Basement, Cleaner Store adjacent Building 3 lifts, Behind ceramic splashback - Bituminous material Black bituminous material 20 X 20 X 1 mm	No asbestos fibres detected
116647M - 001 - 011	Internal, Basement, Throughout Main Car Park Area, Floor expansion joints - Mastic Black rubbery mastic material 30 X 20 X 5 mm	No asbestos fibres detected

Asbestos Bulk Sample Analysis Report

4 Riverside Quay, Southbank VIC 3006

Sample No	Sample Location / Description / Size	Result
116647M - 001 - 012	Internal, Basement, Main Car Park Area, South section, Coatings to structural beams - Sprayed insulation White vermiculite material 80 X 40 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 013	Building 1, Internal, Level 9, Plant Room, Blockwork wall expansion joints - Mastic Black rubbery mastic material with attached grey screed material 10 X 5 X 5 mm	No asbestos fibres detected
116647M - 001 - 014	Building 1, Internal, Level 9, Plant Room, Boiler Room, Meridian boiler unit pipework and pump flange joints - Gasket material Green gasket material 10 X 10 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 015	Building 1, Internal, Level 9, Plant Room, Sprayed rigid ductwork - Sprayed insulation White vermiculite material 80 X 35 X 5 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 016	Building 1, Internal, Level 9, Plant Room, Cooling tower area, cooling tower flange joints - Bitumen Black bituminous material 20 X 20 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 017	Building 1, Internal, Level 9, Plant Room, Old-style condenser pumps - Gasket material Green gasket material 20 X 5 X 1 mm	No asbestos fibres detected Organic fibres detected Synthetic Mineral Fibres detected
116647M - 001 - 018	Building 1, Internal, Level 9, Plant Room, Redundant cooling tower flange joints - Mastic Black rubbery mastic material 50 X 40 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 019	Building 1, Internal, Level 3, AHU Plant Room, Silver rigid ductwork, flange joints - Mastic Clear rubbery mastic material 40 X 20 X 5 mm	No asbestos fibres detected
116647M - 001 - 020	Building 1, Internal, Level 3, Male bathroom, Wall - Fibre cement sheet Grey fibrous cement material 20 X 10 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 021	Building 2, Internal, Level 7, Plant Room, Condenser pumps, Flange joints - Gasket material Orange gasket material 40 X 35 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 022	Building 2, Internal, Level 7, Plant Room, Blockwork wall expansion joints - Mastic Grey rubbery mastic material 10 X 5 X 1 mm	No asbestos fibres detected

Asbestos Bulk Sample Analysis Report

4 Riverside Quay, Southbank VIC 3006

Sample No	Sample Location / Description / Size	Result
116647M - 001 - 023	Building 2, Internal, Level 7, Plant Room, Cooling Tower Area, Cooling tower flange joints - Mastic Black rubbery mastic material 45 X 40 X 1 mm	No asbestos fibres detected
116647M - 001 - 024	Building 2, Internal, Level 7, Plant Room, Boiler Room, Meridian Boiler unit pipework and pump flange joints - Gasket material Green gasket material 60 X 15 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 025	Building 2, Internal, Level 7, Plant Room, Sprayed rigid ductwork - Sprayed insulation White vermiculite material 80 X 50 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 026	Building 2, Internal, Level 7, Plant Room, Sprayed rigid ductwork, infill panel - Compressed cement sheet Grey fibrous cement material 20 X 20 X 1 mm	No asbestos fibres detected Organic fibres detected Synthetic Mineral Fibres detected
116647M - 001 - 027	Building 2, Internal, Level 5, AHU Plant Room, Structural beam - sprayed insulation White vermiculite material 40 X 40 X 1 mm	No asbestos fibres detected Synthetic Mineral Fibres detected
116647M - 001 - 028	Building 2, Internal, Level 5, AHU Plant Room, Sheet metal joins - Mastic Grey rubbery mastic material with attached yellow adhesive material 30 X 20 X 1 mm	No asbestos fibres detected Organic fibres detected
116647M - 001 - 029	Building 3, Internal, Level 7, Plant Room, Blockwork wall expansion joints - Mastic Grey rubbery mastic material 50 X 20 X 5 mm	No asbestos fibres detected
116647M - 001 - 030	Building 3, Internal, Level 7, Boiler Room, Meridian Boiler unit pipework and pump flange joints - Gasket material Green, orange and white gasket material 60 X 50 X 1 mm	No asbestos fibres detected Organic fibres detected

Only the samples submitted for analysis have been considered in presenting these results.

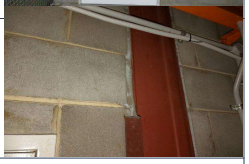
Appendix C: Hazardous Building Materials Register

KEY TO ASBESTOS-CONTAINING MATERIALS PRIORITY RISK RATING:	
Priority 1 (P1) HIGH	**High Priority** - Requiring immediate action
Priority 2 (P2) MEDIUM	**Medium Priority** – May require action in the short term
Priority 3 (P3) LOW	**Low Priority** – May require action in the medium term
Priority 4 (P4) LOW	**Very Low Priority** - Requires ongoing management or longer term remedial action

Prensa Pty Ltd.
GF, 5 Burwood Road
Hawthorn, VIC, 3122
Ph.: (03) 9508 0100

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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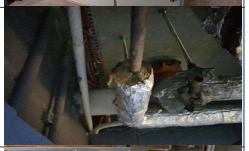
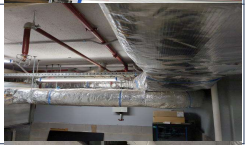
Hazardous Materials Register

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
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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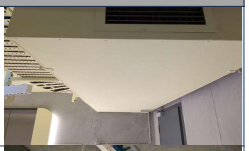
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	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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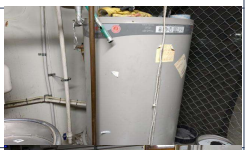
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	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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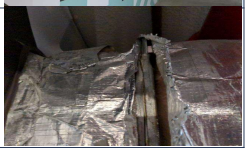
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
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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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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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 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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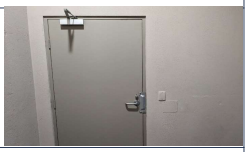
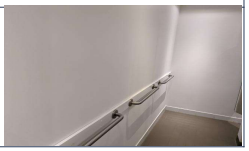
Client: Mirvac **Site Address:** Riverside Quay, Southbank VIC 3006 **Client No:** M0095 **Job No:** 116647M **Consultant:** BXF

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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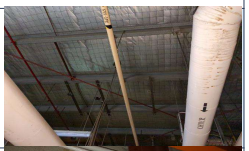
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	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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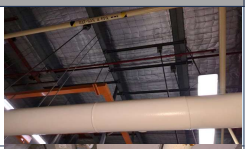
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	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

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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
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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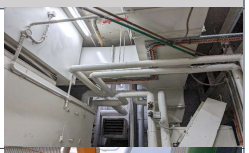
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	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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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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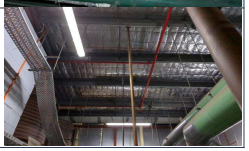
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	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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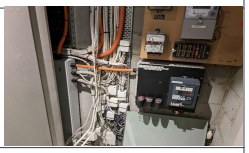
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	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 D: Areas Not Accessed

Given the constraints of practicable access encountered during this Assessment, the following areas were not inspected. Assessments are restricted to those areas that are reasonably accessible at the time of our Assessment with respect to the following:

- Without contravention of relevant statutory requirements or codes of practice.
- Without placing the Prensa consultant and/or others at undue risk.
- Without demolition or damage to finishes and structure.
- Excluding plant and equipment that was 'in service' and operational.

Documented below are the areas where the Prensa consultant encountered access restrictions during the Assessment:

Areas Not Accessed
Prensa has limited its Assessment to the structure of the nominated buildings and the surface soil/grounds in the accessible and immediate vicinity of building footprint.
Underneath the concrete slab of all building structures at the Site.
Exposed soils surrounding the building structures of the Site.
Energised services, gas, electrical, pressurised vessel and chemical lines.
Height restricted areas above 2.7m or any area deemed inaccessible without the use of specialised access equipment.
Within cavities that cannot be accessed by the means of a manhole or inspection hatch.
Within voids or internal areas of plant, equipment, air-conditioning ducts etc.
Within service shafts, ducts etc., concealed within the building structure.
Within those areas accessible only by dismantling equipment.
Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.
All areas outside the Scope of Work.

Note: If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned in **Appendix C: Hazardous Building Materials Register,** further investigation may be required as part of an asbestos-containing materials management and abatement program prior to the commencement of such works.

The presence of residual asbestos insulation on steel members, concrete surfaces, pipe work, equipment and adjacent areas remaining from prior removal works cannot normally be determined without extensive removal and damage to existing insulation, fixtures and fittings at the Site.