Asbestos Assessment

at

Lantern & South Goods Shed, Collins Square, 707 Collins Street, Docklands, Victoria

25 July 2024

Project Reference: 2054

Authorised by:

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ASSESSMENT SUMMARY

At the request of AESC (the Client), BB Risk Solutions Pty Ltd (BB Risk Solutions) undertook a Division 5 Asbestos Containing Materials Assessment (Assessment) of the Lantern & South Goods Shed, Collins Square, 707 Collins Street, Docklands, Victoria (the Site).

The objective of the Assessment was to identify and evaluate the potential health risk posed by asbestos containing materials (ACMs), which are considered accessible during normal occupation of the Site.

The scope of works included the reasonably accessible internal and external areas of the buildings located at the Site, as outlined in **Appendix D: Site Plans**.

Summary of Findings:

Hazardous Material	Material Risk Ranking			
	1	2	3	4
Asbestos Containing Materials	-	-	-	-

The following significant findings are noted:

- No asbestos containing materials were identified or assumed to be present during the Assessment.

Summary of Recommendations:

- A destructive asbestos and hazardous materials assessment should be conducted prior to any demolition or refurbishment works in accordance with Part 4.4, Division 6 of the Victorian *Occupational Health and Safety Regulations 2017*.
- Areas which were inaccessible during the Assessment, should be assessed for ACMs by a competent person prior to access or disturbance.

This report must be read in its entirety.

CONTENTS

1 STATEMENT OF LIMITATIONS

This document has been prepared by BB Risk Solutions Ltd Pty (the Company) in response to specific instructions from AESC (the Client) 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 and on the limits of information available at that time. No other warranty, expressed or implied, is made as to the professional advice included in this report.
The Company cannot assume responsibility for the adequacy of its recommendations when they are used in the field without the Company being retained to observe their implementation.
The information contained in this report was deemed to be a true and fair reflection of the site conditions at the time of the assessment. It is noted that site use, conditions, accessibility of materials, legislation or other factors may change over time and as such currency of information should be reviewed regularly and prior to future works onsite.
The report has been prepared for the use by the Client 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, the Company advise that the report should only be relied upon by the Client and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and the Company 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 the Client, this intention needs to be communicated with the Company and included in the scope of the Proposal.
The Company 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.
This report shall be read in its entirety and shall only be reproduced in full.

Sampling Risks
It is noted that while the assessment has attempted to locate the hazardous 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. BB Risk Solutions note 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 and that at the time of the investigation were sampled and assessed. 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
The Company notes that where information has been provided by other parties in order for the works to be undertaken, the Company cannot guarantee the accuracy or completeness of this information. The Client therefore waives any claim against the company and agrees to indemnify the Company for any loss, claim or liability arising from inaccuracies or omissions in information provided to the Company by third parties. No indications were found during our investigations that information contained in this report, as provided to the Company, 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 suspect 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.

2 INTRODUCTION

At the request of AESC (the Client), BB Risk Solutions Pty Ltd (BB Risk Solutions) undertook a Division 5 Asbestos Containing Materials Assessment (Assessment) of the Lantern & South Goods Shed, Collins Square, 707 Collins Street, Docklands, Victoria (the Site).

The Assessment was undertaken by Ellen Lawson, an experienced occupational hygienist and Licensed Asbestos Assessor (license no. NTWS-AA-471311), on 16 July 2024 at the request of Nathan Rooks of AESC.

3 OBJECTIVE

The objective of the Assessment was to identify and evaluate the potential health risk posed by asbestos containing materials (ACMs), which are considered accessible during normal occupation of the Site.

The Assessment will assist the Client with fulfilling its obligations under legislation outlined in Section 4.1.

4 SCOPE OF WORKS

The Site comprised of the South Goods Shed, a large former railway freight shed with a two-story section in the south-east corner, originally constructed in 1889 and refurbished in 2012. And the Lantern, an adjoining multi-story office block constructed in 2012.

The scope of the works included the reasonably accessible internal and external areas of the buildings located at the Site, as outlined in **Appendix D: Site Plans**.

For the areas constructed in 2012, the Assessment focused on imported plant and materials.

4.1 LEGISLATION

The Assessment was undertaken in accordance with the following:

- Victorian *Occupational Health and Safety Regulations 2017, Part 4.4 Asbestos, Division 5*.
- Work Safe Victoria *Compliance Code – Managing Asbestos in Workplaces* 2019.
- AS 4964-2004 *Method for the qualitative identification of asbestos in bulk samples.*

5 METHODOLOGY

The Assessment comprised a review of relevant site information provided by the Client and a site inspection to identify ACMs in reasonably accessible areas.

Where ACMs were identified, a risk assessment was conducted on each item and a risk rating applied, in accordance with the algorithm described in **Section 8 Risk Assessment Factors and Risk Ratings.**

The Assessment was conducted in accordance with the Victorian *Occupational Health and Safety Regulations 2017, Part 4.4 Asbestos, Division 5* and Work Safe Victoria *Compliance Code – Managing Asbestos in Workplaces*.

Where suspect ACMs were identified, representative samples were collected for analysis, and materials of similar appearance cross referenced to those samples. Where no sample has been taken of a similar material, and/or there is reasonable doubt as to whether the materials contains asbestos or not, the term 'Assumed' will be applied.

Materials were sampled in accordance 'Appendix C - Guidelines and Strategies for Sampling' of AS 4964-2004. Samples were submitted to our partner laboratory for qualitative analysis in accordance with their NATA accreditation.

In accordance with Victorian *Occupational Health and Safety Regulations 2017*, where areas are deemed to be inaccessible and there is uncertainty as to whether it contains asbestos, the area has been assumed to contain asbestos.

6 FINDINGS

6.1 DESKTOP REVIEW & DISCUSSIONS

No documentation was made available for this Assessment or none was known to exist by the Client and/or the Site contact.

It is understood the South Goods Shed was refurbished in 2012, however no asbestos documentation of clearance certificates could be provided.

6.2 SITE INSPECTION - ACMS

Reference should be made to **Appendix A: Asbestos Register** for the full findings of the Assessment, including risk assessments and risk ratings. In addition, ACMs that have been photographed are outlined in **Appendix B: Photographs.**

It is noted that site use, conditions, accessibility of materials, legislation or other factors may change over time and as such currency of information should be reviewed regularly and prior to future works onsite.

The following key findings were identified:

- No asbestos containing materials were identified or assumed to be present during the Assessment.

6.3 Inaccessible Areas

All reasonable efforts were made to identify reasonably accessible materials. However, some materials and surfaces may be concealed which were not accessible during the inspection.

The following specific inaccessible or restricted areas were noted during the Assessment:

- Restricted access beneath floor coverings in the South Goods Shed, access would have caused damage.
- No access within the clocktower of the South Goods Shed, no access points visible.
- No access in the substation.

General areas not included within the Assessment include, but are not limited to:

- Areas which may damage the building fabric, fixtures, decoration or fittings.
- Areas only accessible by demolishing or dismantling building structure or plant.
- Within live plant or electrics.
- Confined spaces.
- Within lift shafts.
- Under the concrete slab or subsurface of the site.
- Areas only accessible using specialised equipment, mechanical tools or machinery.
- Areas in excess of 3 metres or requiring height access equipment.
- Concealed service voids such as shafts, tunnels, conduits and ducts.

Where possible the likelihood and types of ACMs which may be present in inaccessible areas are noted in **Appendix A: Asbestos Register**.

7 RECOMMENDATIONS

Based upon the findings of the Assessment, the following recommendations have been outlined in accordance with current legislation:

- Areas which were inaccessible during the Assessment, should be assessed for ACMs by a competent person prior to access or disturbance.

7.1 DEMOLITION OR REFURBISHMENT

The following recommendations have been outlined in accordance with current legislation:

- Prior to any demolition or refurbishment works the Asbestos Register must be reviewed and revised if necessary.
- A destructive asbestos and hazardous materials assessment should be conducted prior to any demolition or refurbishment works in accordance with Part 4.4, Division 6 of the Victorian *Occupational Health and Safety Regulations 2017*.
- A copy of the Asbestos Register must be provided to the employer or person performing the demolition or refurbishment works, prior to commencing works.

8 Risk Assessment Factors & Ratings

The presence of ACMs does not necessarily constitute an exposure risk. However, where materials have been damaged or easily disturbed an exposure risk may be posed. In order to assess the potential health risk posed by ACMs, BB Risk Solutions adopts the following risk assessment algorithm, which has been based upon the United Kingdoms 'Asbestos: The Surveyors Guide (HSG264)' and specially adapted for the requirements of the Australian Regulations.

Risk Factor	Risk	Numerical Risk Ranking	Description
Friability	Non-Friable Asbestos	1	Non-friable means any ACM that is not friable, typically comprising asbestos fibres reinforced with a stable non-asbestos matrix or impregnated within a bonding component. Examples of non-friable ACMs include fibro cement products, vinyl tiles, electrical backing boards, compressed gaskets, and mastic material to ductwork and wall expansion joints.
	Friable Asbestos	3	Friable means any ACM that can be crumbled, pulverised or reduced to a powder by hand pressure when dry. Examples of friable ACMs include sprayed limpet insulation, pipe work lagging, woven rope or gaskets, millboard paper and some fire door cores.
Condition	Good	1	Material is generally in good condition, with no or very little damage or deterioration.
	Moderate	3	Material has suffered some minor damage e.g. in the form of broken edges, cracking or surface deterioration.
	Poor	6	Material has been significantly damaged or its condition has deteriorated, usually resulting in associated dust/debris.
Disturbance Potential	Low	1	Materials is usually inaccessible or unlikely to be disturbed by occupants or during maintenance works.
	Moderate	3	Materials that are accessible and may be disturbed by maintenance works, however normal occupant activities pose a low risk of disturbance.
	High	6	Materials that are likely to be disturbed during maintenance works or their accessibility poses a risk to occupants based upon activities in the area.

The algorithm considers key Risk Factors, attributing rankings in order, to produce an overall Risk Rating:

Total Numerical Ranking	Risk Rating	Description	Action timeframe
13 - 15	1	**High risk, restrict access**	**Immediate action required**
		The asbestos containing material is generally friable, in poor condition with associated dust/debris and is easily accessibly or disturbed. As such, the material poses a high health risk and immediate action is required. Access restrictions to the area should be immediately applied. Consideration should be given to conduct airborne asbestos monitoring and commence planning for remediation works conducted using a licensed asbestos removal contractor.	
9 - 12	2	**Moderate risk, implement controls**	**<12 Months**
		Whilst not posing an immediate risk the material is generally damaged and reasonably accessible. Control measures (i.e. restrict access, sealing, enclosing) are recommended to be implemented and remediation works are likely to be required in the short term.	
5 - 8	3	**Low risk, manage in-situ**	**1-5 years**
		Friable asbestos materials are in good condition and have a low disturbance potential. Non-friable asbestos materials may have minor damage but do not pose a risk unless grossly disturbed. In general, the asbestos are considered to pose a low health risk whilst undisturbed.	
3	4	**Very low risk, manage in-situ**	**≤5 years**
		The non-friable materials are in good condition and are considered unlikely to be disturbed under normal circumstances. The materials should be routinely inspected to monitor any changes to their condition or disturbance potential.	

APPENDIX A: ASBESTOS REGISTER

Risk Ratings Summary:

Risk Rating	Description	Action timeframe
1	High risk, restrict access	Immediate action required
2	Moderate risk, implement controls	<12 Months
3	Low risk, manage in-situ	1-5 years
4	Very low risk, manage in-situ	≤5 years
-	Inaccessible areas of note	-

Asbestos Register

Site: 707 Collins Street , Docklands, VIC	Client: AESC	Assessment Date: July-2024	Job No: 2054

Area	Location	Material	Hazard Type	Sample No	Material Status	Friability	Condition	Disturbance Potential	Extent	Risk Status	Recommendations	Action Date	Photo No.
Lantern Building	Core structure	-	Asbestos	Visual	Negative	-	-	-	-	-	Modern materials, constructed in 2012, no asbestos suspected.	-	1
Lantern, Level 7 Plant Room	Imported Chiller units	Rubber gaskets	Asbestos	Visual	Negative	-	-	-	-	-	Modern rubber gaskets, no asbestos suspected.	-	2
Lantern, Level 7 Plant Room	Australian Manufactured Boilers, internal lining	Insulation	Asbestos	3	Negative	-	-	-	-	-	-	-	3
South Goods Shed	Ductwork, flanges	Mastic	Asbestos	Visual	Negative	-	-	-	-	-	Modern materials, no asbestos suspected.	-	4
South Goods Shed	Pipework	Gaskets	Asbestos	Visual	Negative	-	-	-	-	-	Modern materials, no asbestos suspected.	-	5
South Goods Shed	Walls, expansion joint	Mastic	Asbestos	Visual	Negative	-	-	-	-	-	Modern materials, no asbestos suspected.	-	6
South Goods Shed	Between walls and concrete ceilings	Mastic	Asbestos	Visual	Negative	-	-	-	-	-	Modern materials, no asbestos suspected.	-	7
South Goods Shed	Fire Pump Room, pumps	Rubber gaskets	Asbestos	Visual	Negative	-	-	-	-	-	Modern rubber gaskets, no asbestos suspected.	-	8
South Goods Shed	Fire Pump Room, back wall	Cement sheet	Asbestos	Visual	Negative	-	-	-	-	-	Modern materials, no asbestos suspected.	-	9
South Goods Shed	East side, under fire hose reel, residue on wall	Render	Asbestos	1	Negative	-	-	-	-	-	-	-	10
South Goods Shed	Central, dividing brick wall, damp proof course	Bitumen	Asbestos	2	Negative	-	-	-	-	-	-	-	11
South Goods Shed	First Floor, Plant Room	-	Asbestos	Visual	Negative	-	-	-	-	-	Modern materials, no asbestos suspected.	-	12
South Goods Shed	Clock tower	-	Asbestos	No Access	-	-	-	-	-	-	No access, no access points visible. Inspect for asbestos prior to disturbance.	-	13

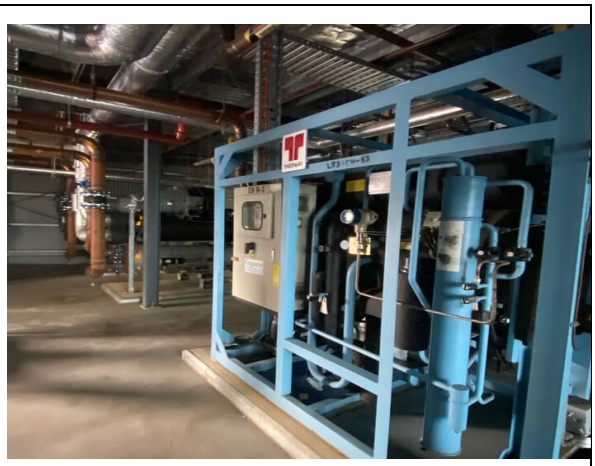
Asbestos Register

Site: 707 Collins Street , Docklands, VIC	Client: AESC	Assessment Date: July-2024	Job No: 2054

Area	Location	Material	Hazard Type	Sample No	Material Status	Friability	Condition	Disturbance Potential	Extent	Risk Status	Recommendations	Action Date	Photo No.
South Goods Shed	External stairs to upper level, wall panels	Cement sheet	Asbestos	Visual	Negative	-	-	-	-	-	Modern materials, no asbestos suspected.	-	14
South Goods Shed	External east wall, bottom of stone course	Bitumen residue	Asbestos	4	Negative	-	-	-	-	-	-	-	15
South Goods Shed	External west wall, bottom of stone course	Bitumen residue	Asbestos	5	Negative	-	-	-	-	-	-	-	16

APPENDIX B: PHOTOGRAPHS

1. Lantern - Asbestos - Negative



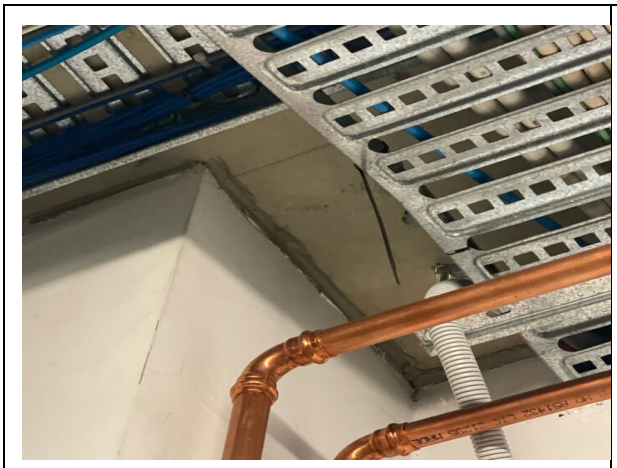
2. Imported Chiller units - Asbestos - Negative

3. Australian Manufactured Boilers, internal lining - Asbestos - Negative

4. Ductwork, flanges - Asbestos - Negative

5. Pipework - Asbestos - Negative

6. Walls, expansion joint - Asbestos - Negative



7. Between walls and concrete ceilings - Asbestos - Negative

8. Fire Pump Room, pumps - Asbestos - Negative

9. Fire Pump Room, back wall - Asbestos - Negative

10. East side, under fire hose reel, residue on wall - Asbestos - Negative

11. Central, dividing brick wall, damp proof course - Asbestos - Negative

12. First Floor, Plant Room - Asbestos - Negative

13. Clock tower - Asbestos - No Access

14. External stairs to upper level, wall panels - Asbestos - Negative

15. External east wall, bottom of stone course - Asbestos - Negative

16. External west wall, bottom of stone course - Asbestos - Negative

APPENDIX C: CERTIFICATES OF ANALYSIS

Certificate of Analysis

Environment Testing

NATA Accredited
Accreditation Number 1261
Site Number 1254

Accredited for compliance with ISO/IEC 17025–Testing
NATA is a signatory to the ILAC Mutual Recognition Arrangement for the mutual recognition of the equivalence of testing, medical testing, calibration, inspection, proficiency testing scheme providers and reference materials producers reports and certificates.

BB Risk Solutions Pty Ltd
9 Bridge Street
Port Melbourne
VIC 3207

Attention:	Ellen Lawson
Report	1118282-AID
Project Name	707 COLLINS ST DOCKLANDS
Project ID	2054
Received Date	Jul 16, 2024
Date Reported	Jul 22, 2024

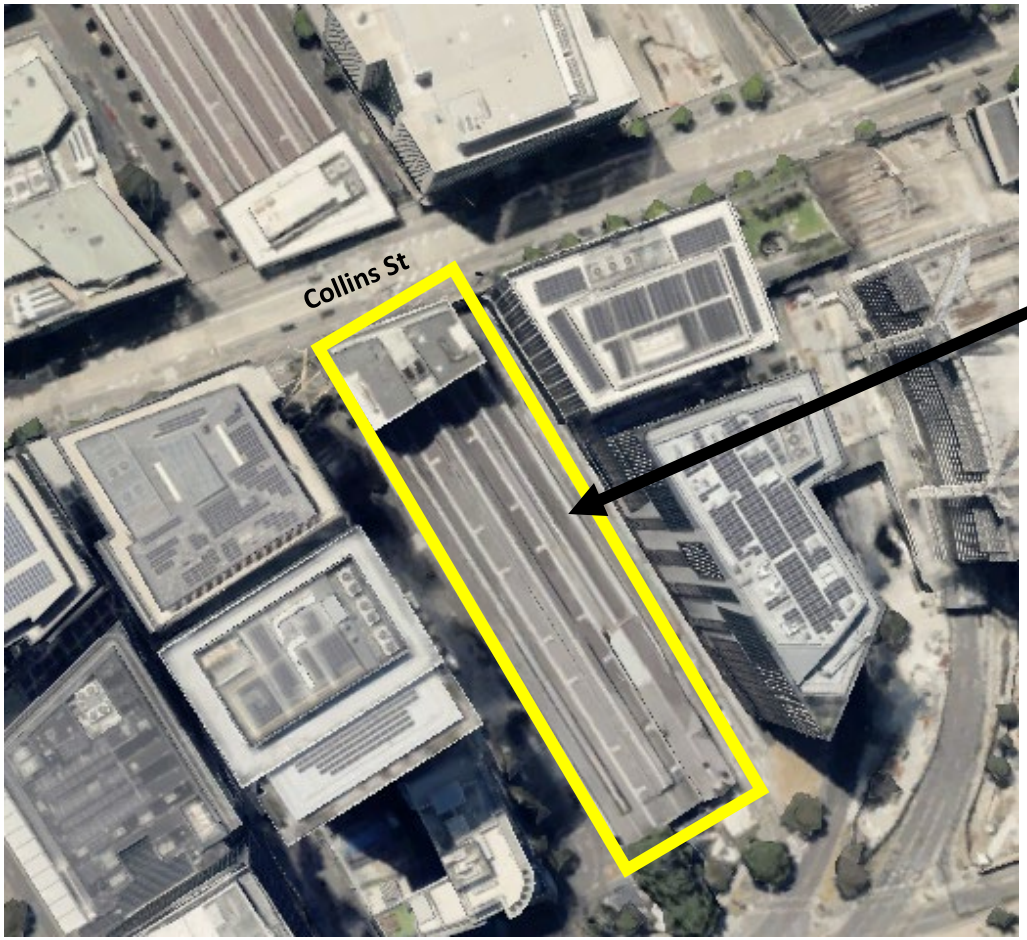
Methodology:

Asbestos Fibre Identification	Conducted in accordance with the Australian Standard AS 4964 – 2004: Method for the Qualitative Identification of Asbestos in Bulk Samples and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques. *NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.*
Unknown Mineral Fibres	Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity. *NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, AS4964 requires that these are reported as UMF unless confirmed by an independent technique.*
Subsampling Soil Samples	The whole sample submitted is first dried and then passed through a 10mm sieve followed by a 2mm sieve. All fibrous matter greater than 10mm, greater than 2mm as well as the material passing through the 2mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 to 60g then a sub-sampling routine based on ISO 3082:2009(E) is employed. *NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be sub-sampled for trace analysis, in accordance with AS 4964-2004.*
Bonded asbestos-containing material (ACM)	The material is first examined and any fibres isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination.The resultant material is then further examined in accordance with AS 4964 - 2004. *NOTE: Even after disintegration it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.*
Limit of Reporting	The performance limitation of the AS 4964 (2004) method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w). The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory Limit of Reporting (LOR), per se. Examination of a large sample size (e.g. 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 4964 and hence NATA Accreditation does not cover the performance of this service (non-NATA results shown with an asterisk). *NOTE: NATA News March 2014, p.7, states in relation to AS 4964: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos".This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.*

Project Name 707 COLLINS ST DOCKLANDS
Project ID 2054
Date Sampled Jul 16, 2024
Report 1118282-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
RENDER	24-Jl0038813	Jul 16, 2024	Approximate Sample 5g / 50 x 25 x 5mm Sample consisted of: Render	No asbestos detected. Organic fibre detected. No trace asbestos detected.
BITUMEN	24-Jl0038814	Jul 16, 2024	Approximate Sample 1g / 20 x 20 x 5mm Sample consisted of: Bitumen	No asbestos detected. Organic fibre detected. No trace asbestos detected.
INSULATION	24-Jl0038815	Jul 16, 2024	Approximate Sample 1g / 20 x 5 x 5mm Sample consisted of: Insulation	No asbestos detected. Synthetic mineral fibre detected. No trace asbestos detected.
BITUMEN	24-Jl0038816	Jul 16, 2024	Approximate Sample 9g / 40 x 25 x 15mm Sample consisted of: Bitumen	No asbestos detected. Organic fibre detected. No trace asbestos detected.
BITUMEN	24-Jl0038817	Jul 16, 2024	Approximate Sample 1g / 20 x 20 x 3mm Sample consisted of: Bitumen	No asbestos detected. Organic fibre detected. No trace asbestos detected.

APPENDIX D: SITE PLANS


Collins St
Scope of the Assessment