

Management (Identification) Survey *Asbestos Survey Report*

10059445-C1

August 2026

16 Twenty Fourth Avenue, Brighton QLD 4017



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Limitations

General Limitations

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Surveying General Access Restrictions

The survey attempted to locate all ACM's in the areas/buildings listed in the scope, however as the survey was a non-destructive visual inspection and sampling process, only those ACMs that were physically accessible could be located and identified. It is therefore possible that ACMs that may be concealed within inaccessible areas may not have been located during the survey. Examples of typical inaccessible areas that fall outside of the scope of the survey include but are not limited to:

- Ceiling or wall cavities;
- Concealed service shafts, ducts etc;
- Voids or internal areas of plant, equipment, air-conditioning ducts etc;
- Voids and cavities concealed within the building structure;
- Height restricted areas;
- Building façade fixing brackets;
- Within internal wall partitioning;
- Inside mechanical/plant equipment;
- Gaskets, mastics and sealants to pipe-work, ductwork, mechanical equipment and construction/expansion joints.

Further surveys / sampling should be carried out prior to and/or during any demolition work that is likely to open up previously inaccessible areas.

Executive Summary

Introduction

Construction Sciences Pty Ltd trading as Kiwa ELS (ELS) was engaged by F.K. Gardner & Sons Pty Ltd to conduct an intrusive demolition or refurbishment survey to locate Asbestos Containing Materials (ACMs) within all reasonably accessible areas of the north and south historical huts at 16 Twenty Fourth Avenue, Brighton QLD 4017.

Scope of Work

- A desktop review of available resources, including the previous management survey for the buildings.
- Site walkthrough and visual inspection of accessible building materials, including minor destructive techniques.
- Collection and analysis of representative bulk material samples of suspected ACMs.
- Risk assessment based on observations of ACMs and building use.
- Compilation of an asbestos register in table format.
- Provision of this report.

In addition, the attending consultant took into consideration the age of the buildings and intended redevelopment and sought to identify whether lead paint films were present, which would require specialist management during future refurbishment, remediation, or demolition activities.

The survey was limited to the north and south historical huts only and the ground immediately surrounding and below the buildings. No other areas of the site have been inspected.

The survey was carried out by Emily Hamill of ELS on 11th and 20th of August 2026.

Recommendations

- Prior to access being granted for relocation planning, all damaged ACMs and asbestos debris should be removed or otherwise made safe. Until such works are completed, warning signage should be installed, and access limited to personnel wearing appropriate PPE and RPE.
- Prior to the relocation of the buildings, asbestos-containing materials (ACMs) should be removed where practicable. As a minimum, all damaged or deteriorated ACMs, the asbestos cement roofing materials, and the asbestos-containing waste vent pipe fixed to the ground should be removed by a suitably licensed asbestos removal contractor. Consideration should also be given to the removal of all remaining ACMs prior to relocation to minimise the risk of disturbance, damage, and asbestos fibre release during lifting, transport, and refurbishment activities.
- Any previously unidentified suspect materials uncovered during relocation or refurbishment activities should be presumed to contain asbestos until assessed and, where necessary, sampled by a competent person.
- An asbestos clearance inspection and the issuance of clearance documentation should be obtained following the completion of any licensed asbestos removal works.
- The existing asbestos register and asbestos management documentation should be reviewed and updated following the completion of asbestos remediation works.
- If ACMs remain, appropriate controls should be implemented during relocation activities to prevent the disturbance and spread of any remaining asbestos-containing materials, including worker awareness of the materials, dust suppression, and exclusion zones.

Full recommendations are contained in the body of this report.

This executive summary must be read in conjunction with the entire report.

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1 Introduction

Construction Sciences Pty Ltd trading as Kiwa ELS (ELS) was engaged by F.K. Gardner & Sons Pty Ltd to conduct an intrusive demolition or refurbishment survey to locate Asbestos Containing Materials (ACMs) within all reasonably accessible areas of the north and south historical huts at 16 Twenty Fourth Avenue, Brighton QLD 4017.

1.1 Background

The following information was communicated by the client during ELS' engagement.

The site is owned by Queensland Health and is currently undergoing redevelopment by F.K. Gardner & Sons Pty Ltd. Two heritage-listed buildings remain on the eastern side of the site. It has been advised that limited asbestos removal works may be undertaken within these structures to address damaged and/or deteriorated asbestos-containing materials (ACMs). The primary objective of these works is to facilitate the relocation of the buildings to a new position within the site, followed by refurbishment and future reuse.

At the time of the inspection, the buildings were unoccupied, with all windows boarded. A previous asbestos management survey has been completed for the buildings by a third party.

This survey was commissioned prior to the commencement of redevelopment activities and provides guidance on asbestos-containing materials that require removal before the buildings can be safely relocated.

2 Objectives

The objectives of the survey were to:

- So far as reasonably practicable, locate all ACMs within the areas specified in the scope of the engagement.
- Carry out a risk assessment for the identified ACMs.
- Compile an asbestos register.
- Recommend specific asbestos removal or remediation actions if necessary.

3 Scope of Work

To achieve the objectives outlined above, the following scope of works was undertaken:

- A desktop review of available resources, including the previous management survey for the buildings.
- Site walkthrough and visual inspection of accessible building materials, including minor destructive techniques.
- Collection and analysis of representative bulk material samples of suspected ACMs.
- Risk assessment based on observations of ACMs and building use.
- Compilation of an asbestos register in table format.
- Provision of this report.

In addition, the attending consultant took into consideration the age of the buildings and intended redevelopment and sought to identify whether lead paint films were present, which would require specialist management during future refurbishment, remediation, or demolition activities.

The survey was limited to the north and south historical huts only and the ground immediately surrounding and below the buildings. No other areas of the site have been inspected.

The survey was carried out by Emily Hamill of ELS on 11th and 20th of August 2026.

4 Legislative Framework

Chapter 8 of the *Work Health and Safety Regulation* lists several duties that must be fulfilled to ensure the risk of asbestos exposure for workers is sufficiently controlled.

The *How to Safely Remove Asbestos* and *How to Manage and Control Asbestos in the Workplace* Codes of Practice provide practical guidance on how those duties can be fulfilled.

Key asbestos management duties for a person with management or control of a workplace include:

- Review and revise the asbestos register for the workplace (Unless the workplace is domestic premises).
- Clearly indicate the presence and location of asbestos or ACM at the workplace. Indicate with a label if reasonably practicable.
- Ensure that all asbestos that is likely to be disturbed by the demolition or refurbishment is identified.
- So far as is reasonably practicable, ensure that all asbestos that is likely to be disturbed by the demolition or refurbishment is appropriately removed before the demolition or refurbishment is commenced.
 - If the structure containing ACMs is structurally unsound or its collapse is imminent, then controlled demolition may be able to proceed without removing the ACM.

The register and the AMP should be reviewed at least once every five years if asbestos remains in the building to ensure they are kept up to date, including the addition of where asbestos has been removed.

4.1 Lead Paint

Lead paint is defined by *Australian Standard AS/NZS 4361.2:2017* as “a paint film that contains greater than 0.1% lead by mass in the dry film”.

Part 7.2 of the *Work Health and Safety Regulation* includes a range of duties in relation to carrying out a ‘lead process’ – a list of several specific tasks related to working with lead. Where the tasks in this list relate to lead paint, the definition only applies to paint containing >1% lead. Understanding the concentration of lead in a paint system can therefore help to determine whether a work task is considered a lead process.

AS/NZS 4361.2:2017 includes information on appropriate methodologies for removing or managing lead paint.

5 Desktop Review

The previous asbestos survey for the buildings was undertaken by a consultancy other than ELS and was reviewed prior to the site inspection. However, sampling was conducted as part of this survey to verify the identified materials and associated laboratory results, as the original sampling program was not undertaken under the control or quality assurance processes of ELS.

6 Methodology

6.1 Survey

The survey methodology was adopted from the *National Guide for Asbestos Surveys*. It was carried out primarily as a visual inspection, with the aim to inspect all accessible areas of the buildings/locations that formed part of the scope of the survey.

Where the visual inspection identified a material that, in the professional opinion of the surveyor, was suspected to be an ACM, a sample of the material may have been collected and submitted for laboratory analysis to confirm if asbestos is present in the material.

Samples were collected using controlled techniques to minimise disturbance and fibre release. Each sample was placed in a sealable container individually labelled with a unique reference number and location description.

Sample reference numbers and descriptions were recorded on a Chain of Custody and submitted to the laboratory.

A representative sampling strategy was adopted to minimise the number of samples and degree of disturbance. Where visually similar materials were detected at different locations, visual confirmation only may have been made rather than additional sample collection. In this case the second/subsequent material is recorded as 'Similar to' another sample collected.

In certain circumstances, the surveyor can use professional judgement and experience to positively visually identify ACMs without the need to sample. In this case the material will be recorded as a 'Strongly presumed' ACM.

If a suspected ACM was identified, but the collection of a sample of this material was not possible, for example due to inaccessibility, presence of other hazards (e.g. live electrical equipment, heights), then the material may be recorded as a 'Presumed' ACM.

Rooms or areas included in the scope of the survey but unable to be accessed during the survey were presumed to contain asbestos.

6.2 Sample Analysis

Unless otherwise specified, samples were analysed in ELS' NATA accredited laboratory using Polarised Light Microscopy (PLM), including Dispersion Staining (DS) in accordance with *ELS Test Method One, Asbestos in Bulk Materials*, which is based on *Australian Standard 4964-2004 Method for the Qualitative Identification of Asbestos in Bulk Samples*.

6.3 Lead Paint

All paints manufactured for non-industrial use, from the 1970s onwards, contain less than 1% lead, however it is possible that industrial paints, having higher concentrations of lead, were applied to residential, public and commercial buildings after that date. All paints manufactured since 1997 contain less than 0.1% lead.

The type and history of the building being inspected is considered when determining the likelihood of lead paint being present and developing a sampling plan.

If the building was built prior to 1997 or industrial paints were used, paint samples can be collected and analysed to determine the concentration of lead within the paint.

Samples were collected by physical removal of paint flakes and placing in to sealable polythene sample bags. Care was taken to remove paint flakes with minimal disturbance and, where possible, to ensure that all layers of flaking paint were collected without including any of the substrate in the sample.

Sample bags were labelled with a unique identifier and location which were also recorded on a chain of custody form that accompanied the samples to the laboratory. Samples were analysed by NATA accredited laboratory Eurofins.

6.4 Risk Assessment

Each confirmed or presumed ACM was assessed, following the *National Guide for Asbestos Surveys* standardised ACM risk assessment tool to assess the potential for fibre release and rank ACMs in a simple numerical order. The tool is not designed to calculate absolute differences in potency or fibre release/hazard potential between ACMs, but can be used to determine priorities for removal or management.

The risk assessment is detailed in the survey results ([Appendix B](#)), with the final score and risk level also included in the asbestos register ([Appendix A](#)).

Product Risk Level, ACM Condition, and ACM Disturbance Potential were determined by the surveyor during the survey.

Building Ratings were presumed based on the current use for all buildings in which ACM was identified or presumed, and are listed below.

Table 6-1 North Hut building assessment

	Public Access: No
	Frequency of Use: Once every 2-3 months
	Daily Duration: 8 hours (typical working day)
	Level of Activity: Low
	Mobile Plant: No

Table 6-2 South Hut building assessment

	Public Access: No
	Frequency of Use: Once every 2-3 months
	Daily Duration: 8 hours (typical working day)
	Level of Activity: Low
	Mobile Plant: No

7 Results

An asbestos register table, correct at the time of the survey, is presented in [Appendix A](#). Items in the table are colour coded based on asbestos presence and friability, as follows:

Key
Non-asbestos materials
Non-friable ACM
Friable ACM or ACD
Presumed ACM

Full results of the survey, including photographs of each area/material inspected, are presented in [Appendix B](#).

Laboratory analysis reports for samples collected are included as [Appendix C](#).

7.1 Site Specific Access Restrictions

Access to each building's ceiling void was limited to visual inspection from the manhole opening only. Full entry into the void space was not undertaken due to safety concerns, including restricted access conditions and the potential disturbance or degradation of building materials. As such, observations were limited to areas visible from the access point.

7.2 Lead Paint

Preliminary lead paint testing was undertaken in areas where painted surfaces were observed to be significantly degraded, weathered, and peeling from the timber external cladding and doors. The assessment was not intended to constitute a comprehensive lead paint survey; rather, it was undertaken to determine the potential presence of lead-based paint and to identify whether lead-containing coatings may require management during future refurbishment, remediation, or demolition activities.

7.2.1 Lead Paint Results

<i>Sample Number</i>	<i>Location</i>	<i>Result (% w/w)</i>
001	North Building South External Cladding	0.23
002	South Building West External Cladding	0.11
003	South Building Green Doors	0.17

8 Discussion

Overall, both buildings were observed to be in a deteriorated condition due to prolonged disuse and instances of malicious damage to the external cladding. As a result, asbestos removal and remediation works will be required in damaged areas to ensure the structures can be safely accessed and prepared for relocation within the site.

Damage to the external cladding and soffits has resulted in the accumulation of asbestos-containing debris on the ground surrounding and beneath the buildings. In some locations, ACM debris has also migrated into internal areas and roof void spaces through openings created by vandalism and the throwing of objects into the structures. Beneath the southern building, this includes stockpiled and unused ACM roofing materials, which will require removal. In addition, ACMs fixed to the ground will

require removal, including the southern building's asbestos cement waste vent pipe that remains connected to below-ground services.

In areas where soffit linings have been damaged, it was observed that the external asbestos cement cladding extends above the soffit line and into the roof void. This configuration may complicate the removal of the affected cladding and should be considered during planning of the remediation works.

The roofing materials on both buildings were also found to be in an advanced state of deterioration. Ongoing degradation of these materials is likely to have resulted in contamination of the guttering system with asbestos-containing debris. Given the extent of deterioration observed, repair or rectification of the roofing and guttering materials is unlikely to be practicable, and complete removal and replacement are recommended.

Internally, ACM linings were identified throughout both buildings, exhibiting varying degrees of damage and deterioration. As part of any asbestos removal program, comprehensive decontamination of all internal areas should be undertaken to remove accumulated asbestos-containing debris resulting from deterioration and malicious damage to the structures.

Preliminary lead paint analysis identified lead concentrations ranging from 0.11% to 0.23% w/w within painted coatings sampled from the external cladding and doors of both buildings. These results indicate that lead is present within the tested paint systems and that disturbance of painted surfaces during refurbishment, asbestos removal, relocation, or demolition activities may generate lead-contaminated dust and debris. Appropriate management measures should therefore be implemented to minimise potential exposure risks to workers and the environment.



Figure 8-1: Damage to external cladding in roof void



Figure 8-2: Damage to external cladding coming into internals



Figure 8-3: Debris from external cladding damage



Figure 8-4: ACM waste vent pipe fixed to ground



Figure 8-5: Disused ACM roofing material below building

9 Recommendations

Recommendations arising from the survey include:

- Prior to access being granted for relocation planning, all damaged ACMs and asbestos debris should be removed or otherwise made safe. Until such works are completed, warning signage should be installed, and access limited to personnel wearing appropriate PPE and RPE.
- Prior to the relocation of the buildings, asbestos-containing materials (ACMs) should be removed where practicable. As a minimum, all damaged or deteriorated ACMs, the asbestos cement roofing materials, and the asbestos-containing waste vent pipe fixed to the ground should be removed by a suitably licensed asbestos removal contractor. Consideration should also be given to the removal of all remaining ACMs prior to relocation to minimise the risk of disturbance, damage, and asbestos fibre release during lifting, transport, and refurbishment activities.
- Any previously unidentified suspect materials uncovered during relocation or refurbishment activities should be presumed to contain asbestos until assessed and, where necessary, sampled by a competent person.
- An asbestos clearance inspection and the issuance of clearance documentation should be obtained following the completion of any licensed asbestos removal works.
- The existing asbestos register and asbestos management documentation should be reviewed and updated following the completion of asbestos remediation works.
- If ACMs remain, appropriate controls should be implemented during relocation activities to prevent the disturbance and spread of any remaining asbestos-containing materials, including worker awareness of the materials, dust suppression, and exclusion zones.

9.1 Asbestos Removal Requirements

The *Work Health and Safety Regulation* lists several duties that must be fulfilled for various types of asbestos removal work, and the *How to Safely Remove Asbestos Code of Practice* provides guidance on how these duties can be fulfilled.

Both documents should be read and complied with by the client and the appointed asbestos removalist. Particular attention should be drawn to the following:

9.1.1 Asbestos Removal Licence

The asbestos to be removed at the site has been determined to be Asbestos Contaminated Dust or Debris (ACD). The ACD is not considered to be a minor contamination.

The appointed asbestos removalist must hold a valid A Class asbestos removal licence.

9.1.2 Asbestos Assessor Licence

The person carrying out air monitoring and clearance at the site must hold a valid asbestos assessor licence and be independent from the removal.

9.1.3 Asbestos Removal Control Plan (ARCP)

The appointed asbestos removalist must provide and follow a detailed, site-specific ARCP which clearly outlines the work area set-up plan, asbestos removal and decontamination methods, all identified hazards, controls and management of risk.

9.1.4 PPE Requirements

The minimum requirements for all personnel in the asbestos removal area at any time are:

- Half face respirator with a P3 particulate filter;
- Disposable coveralls rated Type 5, Category 3 (prEN ISO 13982-1);
- Safety footwear that is able to be successfully decontaminated;
- Gloves as necessary – Disposable but strong enough to remain intact during work;
- Any other PPE as determined by the asbestos removalist / client.

9.1.5 Work Area Set-up

An exclusion zone must be established with warning tape and signage to restrict access to the work area (i.e. the entirety of the property).

A personal decontamination point must be set up at the perimeter of the removal area. The decontamination point must include a polythene drop sheet, and ample supply of asbestos waste bags, cloths or rags and clean water.

9.1.6 Air Monitoring

As the asbestos removal work requires an A Class licence, air monitoring is mandatory.

Air monitoring is to be conducted by the independent licenced asbestos assessor during the asbestos removal work and as part of the clearance.

All aspects of air monitoring (Including sampling and analysis) must be conducted in accordance with the *'Guidance Note on the Membrane Filter Method'* [NOHSC: 3003 (2005)], by a NATA accredited laboratory.

The results of air monitoring must be reported to the client and asbestos removalist as soon as practicable. Any results showing airborne concentrations of fibres at 0.01 fibres/mL of air or higher must be acted on by the asbestos removalist in accordance with the WHS Regulation.

9.1.7 Clearance

The independent licenced asbestos assessor must carry out a clearance inspection immediately after the asbestos removal and decontamination work, and if satisfied that the work has been completed to a suitable standard and the area is safe to reoccupy issue a clearance certificate.

Air monitoring must be conducted as part of the clearance inspection, which must show an airborne fibre level of less than 0.01 fibres/mL.

The asbestos removal area must not be reoccupied until the clearance certificate has been issued.

10 References

- Asbestos and Silica Safety and Eradication Agency (2024), *National Guide for Asbestos Surveys*.
- State of Queensland (2011), *Work Health and Safety Regulation*.
- Workplace Health and Safety Queensland (2021), *How to Manage and Control Asbestos in the Workplace Code of Practice*.
- Workplace Health and Safety Queensland (2021), *How to Safely Remove Asbestos Code of Practice*.

11 Glossary

Term	Meaning
Asbestos Containing Material (ACM)	Any material or thing that, as part of its design, contains asbestos.
Asbestos contaminated dust or debris (ACD)	Dust or debris that has settled on a surface and is, or is assumed to be, contaminated with asbestos.
Asbestos survey	A physical and visual inspection of a building or structure conducted by a competent person to identify the presence, location and condition of ACMs so that effective actions can be taken to prevent exposure to airborne respirable asbestos fibres.
Asbestos management plan	A document that sets out how asbestos or ACM at a workplace will be managed. It must include information on: • the identification of asbestos and ACM, for example a reference or link to the asbestos register for the workplace, and the locations of signs and labels • decisions, and reasons for the decisions, about the management of asbestos at the workplace, for example safe work procedures and control measures • procedures for detailing accidents, incidents or emergencies involving asbestos at the workplace, and • workers carrying out work involving asbestos, for example consultation, information and training responsibilities.
Asbestos register	A document that lists all identified or assumed asbestos or ACM in a workplace. It must: • record any asbestos or ACM that has been identified or is likely to be present at the workplace from time to time, including: ○ the date on which the asbestos or ACM was identified (or assumed) ○ the location, type and condition of the asbestos; or • state that no asbestos or ACM has been identified at the workplace if the person knows that: ○ asbestos or ACM has not been identified or assumed to be present at the workplace, and ○ asbestos or ACM is not likely to be present from time to time at the workplace.
ACM risk assessment	An assessment of the likelihood of an ACM releasing asbestos fibres due to its condition, friability, disturbance potential and use of the building in which it is located.

Asbestos surveyor	A person that is competent to conduct an asbestos identification survey and risk assessment in accordance with the <i>National Guide for Asbestos Surveys</i> .
Competent person	A person who has acquired through training, qualification or experience, the knowledge and skills to carry out the task.
Homogenous sample	A bulk sample that exhibits a more or less uniform distribution of fibres (of any type) through the entire sample, or in each discernibly discrete layer of the sample.
In situ asbestos	Asbestos or ACM fixed or installed in a structure, equipment or plant but does not include naturally occurring asbestos.
Friable asbestos	Material that is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry, and contains asbestos.
Non-friable asbestos	Material containing asbestos that is not <i>friable asbestos</i> , including material containing asbestos fibres reinforced with a bonding compound.
Non-homogenous sample	A bulk sample containing small, discrete amounts of asbestos distributed unevenly in a large body of non-asbestos material.
Respirable asbestos fibre	An asbestos fibre that: • is less than 3 microns (μm) wide, and • is more than 5 microns (μm) long, and • has a length to width ratio of more than 3:1
Risk	The probability of a hazardous event occurring (in a defined set of circumstances) and consequences / severity of that event. The probability is defined as the product of the frequency of exposure to the hazard and level of exposure.
Workplace	A workplace is a place where work is carried out for a business or undertaking and includes any place where a worker goes, or is likely to be, while at work.

Appendix A

Asbestos Register

Asbestos Register														
Item No.	Building	Level	Room/Area	Position	Product Type	Sample Reference	Asbestos Type	Extent	Condition	Disturbance Potential	Friability	Risk Level / Score	Surface Treatment	Management Recommendation
3	North Hut	Ground floor, External	All elevations	Wall cladding	Flat cement sheeting	10059445-B1-001	Chrysotile	120m2	Poor	Level 2	Non-friable	Medium / 53.15	Exposed	Remove
					Item comments: Includes east and west gable cladding Room/area general comments: -									
4	North Hut	Ground floor, External	North and south elevations	Soffit lining	Flat cement sheeting	10059445-B1-002	Chrysotile	25m2	Poor	Level 2	Non-friable	Medium / 53.15	Exposed	Remove
					Item comments: Soffits to north and south showing damage Room/area general comments: -									
5	North Hut	Ground floor, External	Externals	Debris	Flat cement sheeting	Similar to 10059445-B1-001	Chrysotile	Unknown	Poor	Level 4	ACD	Medium / 65.65	Exposed	Remove
					Item comments: Debris surrounding and below building in crawl space Room/area general comments: -									
6	North Hut	Ground floor, External	Roof	Roof sheeting	Corrugated roof sheeting	10059445-B1-003	Chrysotile, Amosite	140m2	Poor	Level 2	Non-friable	Medium / 60.15	Exposed	Remove
					Item comments: - Room/area general comments: -									
7	North Hut	Ground floor, Internal	Male toilet	Wall lining	Flat cement sheeting	10059445-B1-004	No Asbestos	33m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: Floor: Ceramic tiles on timber.									
8	North Hut	Ground floor, Internal	Male toilet	Ceiling lining	Flat cement sheeting	10059445-B2-002	No Asbestos	8m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									
9	North Hut	Ground floor, Internal	Entry foyer	Wall lining	Flat cement sheeting	Similar to 10059445-B1-004	No Asbestos	35m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									

Asbestos Register														
Item No.	Building	Level	Room/Area	Position	Product Type	Sample Reference	Asbestos Type	Extent	Condition	Disturbance Potential	Friability	Risk Level / Score	Surface Treatment	Management Recommendation
10	North Hut	Ground floor, Internal	Entry foyer	Ceiling lining	Flat cement sheeting	10059445-B1-005	Chrysotile	9m2	Fair	Level 2	Non-friable	Low / 45.65	Sealed	Remove
					Item comments: - Room/area general comments: -									
11	North Hut	Ground floor, Internal	Entry foyer including women's toilet	Subfloor	Flat cement sheeting	10059445-B1-006	No Asbestos	12m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									
12	North Hut	Ground floor, Internal	Entry foyer including women's toilet	Vinyl floor sheeting	Non-fibrous backed vinyl sheet and adhesive	10059445-B1-020	No Asbestos	12m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									
13	North Hut	Ground floor, Internal	Women's bathroom	Wall lining	Flat cement sheeting	10059445-B2-003	Chrysotile	35m2	Poor	Level 2	Non-friable	Medium / 53.15	Sealed	Remove
					Item comments: - Room/area general comments: Floor: Ceramic tiles on timber.									
14	North Hut	Ground floor, Internal	Women's bathroom	Ceiling lining	Flat cement sheeting	10059445-B2-004	Chrysotile	10m2	Fair	Level 2	Non-friable	Low / 45.65	Sealed	Remove
					Item comments: - Room/area general comments: -									
15	North Hut	Ground floor, Internal	Hall room	Wall lining	Flat cement sheeting	10059445-B1-007	Chrysotile	120m2	Fair	Level 2	Non-friable	Low / 45.65	Sealed	Remove
					Item comments: A couple of the sheets on east and west end of building are Masonite Room/area general comments: Floor: Carpet on timber.									
16	North Hut	Ground floor, Internal	Hall room	Ceiling lining	Flat cement sheeting	Similar to 10059445-B1-005	Chrysotile	100m2	Fair	Level 2	Non-friable	Low / 45.65	Sealed	Remove
					Item comments: - Room/area general comments: -									

Asbestos Register														
Item No.	Building	Level	Room/Area	Position	Product Type	Sample Reference	Asbestos Type	Extent	Condition	Disturbance Potential	Friability	Risk Level / Score	Surface Treatment	Management Recommendation
17	North Hut	Ground floor, Internal	East Lunch room & adjacent offices	Wall lining	Flat cement sheeting	Similar to 10059445-B1-007	Chrysotile	70m2	Fair	Level 2	Non-friable	Low / 45.65	Sealed	Remove
					Item comments: All walls except north side of hallway and east end of hallway Room/area general comments: -									
18	North Hut	Ground floor, Internal	East Lunch room & adjacent offices	Ceiling lining	Flat cement sheeting	Similar to 10059445-B1-005	Chrysotile	40m2	Fair	Level 2	Non-friable	Low / 45.65	Sealed	Remove
					Item comments: - Room/area general comments: -									
19	North Hut	Ground floor, Internal	Throughout internals	Debris	Cement product debris	Similar to 10059445-B1-007	Chrysotile	Unknown	Poor	Level 4	ACD	High / 69.15	Exposed	Remove
					Item comments: Throughout internals debris from damaged linings is present. This can be removed during the asbestos removal of linings though it is recommended that that is removed from the building is disposed of as Asbestos contaminated waste including carpet. Room/area general comments: -									
20	North Hut	Ground floor, Internal	East Lunch room & adjacent offices	Floor	Flat cement sheeting	Similar to 10059445-B1-006	No Asbestos	40m2	-	-	-	-	-	-
					Item comments: Subfloor and Lino same as entry foyer Room/area general comments: -									
21	South Hut	Ground floor, Internal	Northwest long room	Wall lining	Flat cement sheeting	10059445-B1-008	No Asbestos	86m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: Floor: Timber.									
22	South Hut	Ground floor, Internal	Northwest long room	Ceiling lining	Flat cement sheeting	10059445-B1-009	No Asbestos	25m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									
23	South Hut	Ground floor, Internal	Northwest and northeast long room	Window putty	Putty	10059445-B1-010	No Asbestos	6x windows	-	-	-	-	-	-
					Item comments: Representative samples collected where glass is missing and safe to do so. Room/area general comments: -									

Asbestos Register														
Item No.	Building	Level	Room/Area	Position	Product Type	Sample Reference	Asbestos Type	Extent	Condition	Disturbance Potential	Friability	Risk Level / Score	Surface Treatment	Management Recommendation
24	South Hut	Ground floor, Internal	Northwest long room	Debris	Cement product debris	Similar to 10059445-B1-018	Chrysotile, Amosite	Throughout	Poor	Level 4	ACD	High / 69.15	Exposed	Remove
					Item comments: ACM debris within room from external damage to wall cladding Room/area general comments: -									
25	South Hut	Ground floor, Internal	Southwest entryway including toilets	Ceiling lining	Flat cement sheeting	10059445-B1-011	Chrysotile	8m2	Fair	Level 2	Non-friable	Low / 45.65	Exposed	Remove
					Item comments: Entry extends to toilet hallway only. See other entry for other rooms Room/area general comments: Walls: Masonite.									
26	South Hut	Ground floor, Internal	Throughout south side of building	Subfloor	Flat cement sheeting	10059445-B1-012	No Asbestos	120m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									
27	South Hut	Ground floor, Internal	Southwest entry and hand wash area	Splashback	Laminated cement sheeting (Tilux)	10059445-B1-013	Chrysotile	1.5m2	Poor	Level 2	Non-friable	Medium / 53.15	Exposed	Remove
					Item comments: Flower patterned tilux splash back in multiple locations of south rooms Room/area general comments: -									
28	South Hut	Ground floor, Internal	Southwest entry	Infill panel	Flat cement sheeting	10059445-B1-014	No Asbestos	1m2	-	-	-	-	-	-
					Item comments: Infill panel below sinks Room/area general comments: -									
29	South Hut	Ground floor, Internal	Shower room	Cubicle Partitions	Flat cement sheeting	10059445-B1-015	Chrysotile	11m2	Poor	Level 2	Non-friable	Medium / 53.15	Exposed	Remove
					Item comments: Shower partitions Room/area general comments: -									
30	South Hut	Ground floor, Internal	Shower room	Wall lining	Flat cement sheeting	10059445-B1-016	No Asbestos	8m2	-	-	-	-	-	-
					Item comments: East half wall and north east single panel only. Other walls are Masonite Room/area general comments: -									

Asbestos Register														
Item No.	Building	Level	Room/Area	Position	Product Type	Sample Reference	Asbestos Type	Extent	Condition	Disturbance Potential	Friability	Risk Level / Score	Surface Treatment	Management Recommendation
31	South Hut	Ground floor, Internal	South rooms	Window putty	Putty	10059445-B1-017	No Asbestos	6x windows along south elevation	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									
32	South Hut	Ground floor, External	All elevations	External cladding	Flat cement sheeting	10059445-B1-018	Chrysotile, Amosite	140m2	Poor	Level 2	Non-friable	Medium / 53.15	Partially Sealed	Remove
					Item comments: - Room/area general comments: -									
33	South Hut	Ground floor, External	All elevations	Soffit lining	Flat cement sheeting	10059445-B1-019	No Asbestos	30m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									
34	North Hut	Roof, Internal	Roof void	Debris	Flat cement sheeting	Similar to 10059445-B1-001	Chrysotile	Unknown	Poor	Level 4	ACD	Medium / 65.65	Exposed	Remove
					Item comments: Debris from damaged roof and gable sheeting present in ceiling void. This would be removed during roof removal process as part of standard asbestos decontamination procedures. Room/area general comments: Inner exposed side of asbestos roof, gable and ceiling sheeting is visible from ceiling void.									
35	South Hut	Ground floor, Internal	Northeast long room	Wall lining	Flat cement sheeting	10059445-B1-008	No Asbestos	45m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: Floor: Timber.									
36	South Hut	Ground floor, Internal	Northeast long room	Ceiling lining	Flat cement sheeting	10059445-B1-009	No Asbestos	20m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									
37	South Hut	Ground floor, Internal	Enclosed sunroom (Angled	Ceiling lining	Flat cement sheeting	Similar to 10059445-B1-011	Chrysotile	40m2	Fair	Level 2	Non-friable	Low / 45.65	Sealed	Remove

Asbestos Register														
Item No.	Building	Level	Room/Area	Position	Product Type	Sample Reference	Asbestos Type	Extent	Condition	Disturbance Potential	Friability	Risk Level / Score	Surface Treatment	Management Recommendation
			ceiling room)		Item comments: Angled ceiling room along southern elevation of building. Room/area general comments: Walls: Masonite.									
38	South Hut	Ground floor, External	Southern elevation	Waste vent pipe	Cement pipes	10059445-B2-008	Chrysotile, Amosite	6lm	Fair	Level 2	Non-friable	Low / 45.65	Sealed	Remove
					Item comments: - Room/area general comments: -									
39	South Hut	Ground floor, Undercroft, External	Throughout	Debris	Cement product debris	Similar to 10059445-B1-018	Chrysotile, Amosite	Unknown	Poor	Level 4	Friable	High / 69.15	Exposed	Remove
					Item comments: Various debris spread throughout undercroft and surrounding building from damage caused to roof, soffit and cladding. Recommended hand pick or scrape of ground when building removed. Room/area general comments: -									
40	South Hut	Ground floor, Internal	Toilets	Infill panel	Flat cement sheeting	10059445-B1-014	No Asbestos	4m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: Walls: Masonite.									
41	North Hut	Ground floor, Internal	Throughout	Window	Putty	10059445-B2-001	No Asbestos	12x windows	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									
42	South Hut	Ground floor, Internal	South east main room	Wall lining	Flat cement sheeting	10059445-B2-006	No Asbestos	35m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									
43	South Hut	Ground floor, Internal	Shower room	Ceiling lining	Flat cement sheeting	10059445-B2-007	No Asbestos	14m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									
44	South Hut		Southeast main room	Ceiling lining	Fire brick	10059445-B2-005	No Asbestos	30m2	-	-	-	-	-	-

Asbestos Register														
Item No.	Building	Level	Room/Area	Position	Product Type	Sample Reference	Asbestos Type	Extent	Condition	Disturbance Potential	Friability	Risk Level / Score	Surface Treatment	Management Recommendation
		Ground floor, Internal			Item comments: - Room/area general comments: -									
45	South Hut	Roof, External	Roof	Roof sheeting	Corrugated roof sheeting	Similar to 10059445-B1-003	Chrysotile, Amosite	160m2	Poor	Level 4	Non-friable	High / 72.65	Exposed	Remove
					Item comments: Roof sheeting is degraded, contamination of the gutters from the roof sheeting is presumed and would be removed during asbestos roof removal. Room/area general comments: -									
46	South Hut	Ground floor, Internal	Northeast store room	Wall lining	Flat cement sheeting	Similar to 10059445-B1-008	No Asbestos	15m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: Ceiling: Masonite. Floor: Timber.									
48	South Hut	Ground floor, Internal	Secondary room adjacent shower room	Wall lining	Flat cement sheeting	Similar to 10059445-B2-006	No Asbestos	20m2	-	-	-	-	-	-
					Item comments: - Room/area general comments: -									

Appendix B
Survey Results

Asbestos Survey Results

Item No	3
Building	North Hut
Internal / External	External
Level	Ground floor
Room / Area	All elevations
Position	Wall cladding
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	10059445-B1-001
Asbestos Type/s	Chrysotile
Extent	120m2
Friability	Non-friable
Surface Treatment	Exposed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Poor	15.00
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		53.15

Risk Level Medium

Management Action Remove

Item Comments

Includes east and west gable cladding

Room/Area General Comments

-



Sample location of wall cladding



Wall and gable cladding - Overview



Wall and gable cladding - Overview

Asbestos Survey Results

Item No	4
Building	North Hut
Internal / External	External
Level	Ground floor
Room / Area	North and south elevations
Position	Soffit lining

Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	10059445-B1-002
Asbestos Type/s	Chrysotile

Extent	25m ²
Friability	Non-friable
Surface Treatment	Exposed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Poor	15.00
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		53.15

Risk Level	Medium
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Management Action	Remove
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Item Comments

Soffits to north and south showing damage

Room/Area General Comments

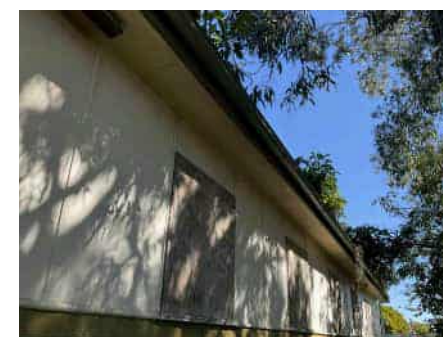
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Damage to soffit lining



Soffit - Overview



Soffit - Overview

Asbestos Survey Results

Item No	5
Building	North Hut
Internal / External	External
Level	Ground floor
Room / Area	Externals
Position	Debris
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	Similar to 10059445-B1-001
Asbestos Type/s	Chrysotile
Extent	Unknown
Friability	ACD
Surface Treatment	Exposed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Poor	15.00
Disturbance Potential	Level 4	25.00
Building Rating		11.65
Final Risk Score		65.65

Risk Level Medium

Management Action Remove

Item Comments

Debris surrounding and below building in crawl space

Room/Area General Comments

-



ACM debris below building



ACM Debris adjacent building



ACM Debris adjacent building

Asbestos Survey Results

Item No	6
Building	North Hut
Internal / External	External
Level	Ground floor
Room / Area	Roof
Position	Roof sheeting
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	10059445-B1-003
Asbestos Type/s	Chrysotile, Amosite
Extent	140m2
Friability	Non-friable
Surface Treatment	Exposed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Corrugated roof sheeting	21.00
ACM Condition	Poor	15.00
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		60.15

Risk Level Medium

Management Action Remove

Item Comments

-

Room/Area General Comments

-



Roof sheeting - Overview



Roof sheeting - Overview



Roof sheeting - Overview

Asbestos Survey Results

Item No	7
Building	North Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Male toilet
Position	Wall lining
Asbestos Present?	-
Sample Reference	10059445-B1-004
Asbestos Type/s	No Asbestos
Extent	33m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

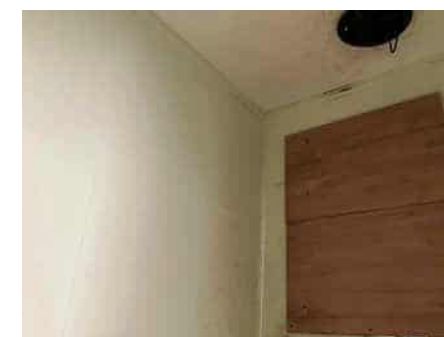
Floor: Ceramic tiles on timber.



Male toilet walls



Male toilet walls



Male toilet walls

Asbestos Survey Results

Item No	8
Building	North Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Male toilet
Position	Ceiling lining
Asbestos Present?	-
Sample Reference	10059445-B2-002
Asbestos Type/s	No Asbestos
Extent	8m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score	-	-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

-



Male toilet ceiling lining



Male toilet ceiling lining



Male toilet ceiling lining

Asbestos Survey Results

Item No	9
Building	North Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Entry foyer
Position	Wall lining
Asbestos Present?	-
Sample Reference	Similar to 10059445-B1-004
Asbestos Type/s	No Asbestos
Extent	35m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

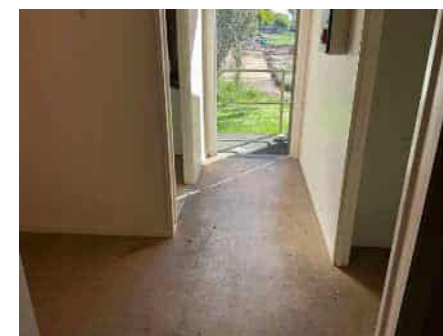
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Entry foyer walls



Entry foyer walls



Entry foyer walls

Asbestos Survey Results

Item No	10
Building	North Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Entry foyer
Position	Ceiling lining
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	10059445-B1-005
Asbestos Type/s	Chrysotile
Extent	9m2
Friability	Non-friable
Surface Treatment	Sealed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Fair	7.50
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		45.65

Risk Level	Low
Management Action	Remove
Item Comments	-

Room/Area General Comments
-



Entry foyer ceiling lining



Entry foyer ceiling lining



Entry foyer ceiling lining

Asbestos Survey Results

Item No 11
Building North Hut
Internal / External Internal
Level Ground floor
Room / Area Entry foyer including women's toilet
Position Subfloor

Asbestos Present? -
Sample Reference 10059445-B1-006
Asbestos Type/s No Asbestos

Extent 12m2
Friability -
Surface Treatment -
Label Present? -

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score	-	-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

-



Floor where FC subfloor extends below vinyl



Floor where FC subfloor extends below vinyl



Floor where FC subfloor extends below vinyl

Asbestos Survey Results

Item No 12
Building North Hut
Internal / External Internal
Level Ground floor
Room / Area Entry foyer including women's toilet
Position Vinyl floor sheeting

Asbestos Present? -
Sample Reference 10059445-B1-020
Asbestos Type/s No Asbestos

Extent 12m2
Friability -
Surface Treatment -
Label Present? -

Risk Factor	Description	Risk Score
Product Type	Non-fibrous backed vinyl sheet and adhesive	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score	-	-

Risk Level -

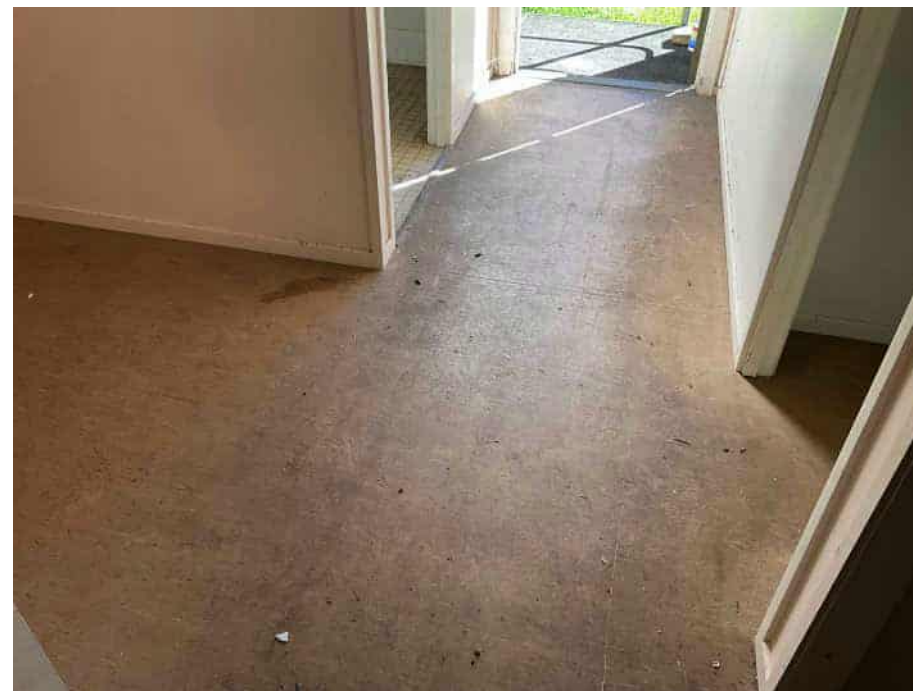
Management Action -

Item Comments

-

Room/Area General Comments

-



Vonyl floor sheeting



Vonyl floor sheeting



Vonyl floor sheeting

Asbestos Survey Results

Item No	13
Building	North Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Women's bathroom
Position	Wall lining
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	10059445-B2-003
Asbestos Type/s	Chrysotile
Extent	35m2
Friability	Non-friable
Surface Treatment	Sealed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Poor	15.00
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		53.15

Risk Level Medium

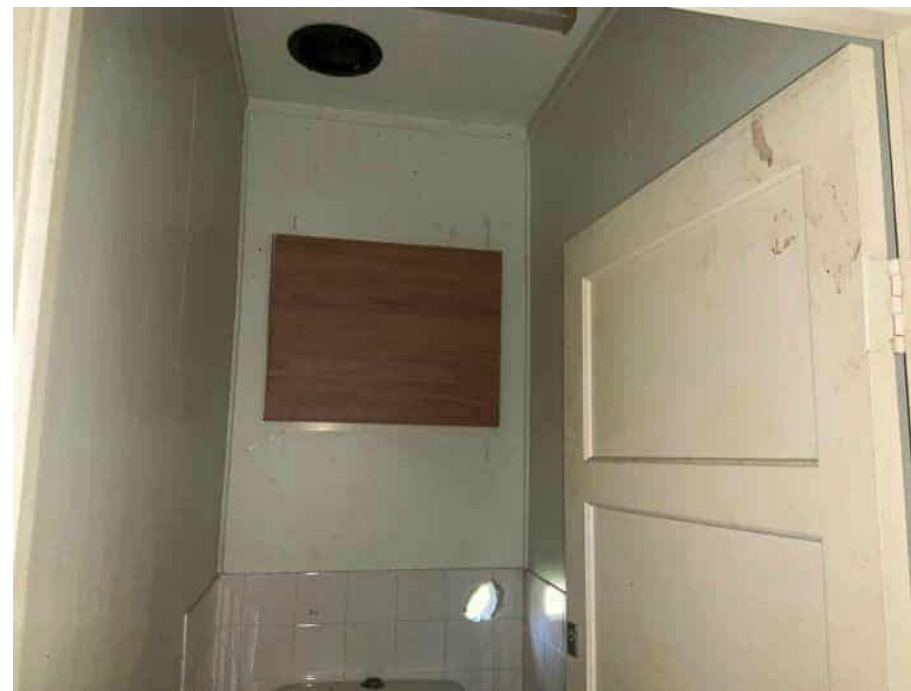
Management Action Remove

Item Comments

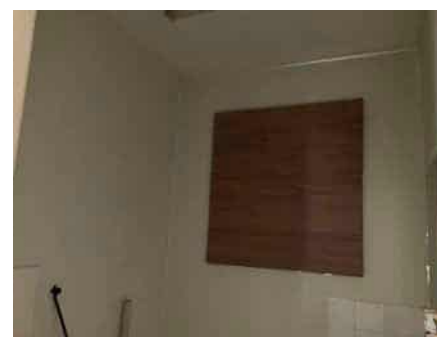
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Room/Area General Comments

Floor: Ceramic tiles on timber.



Women's toilet walls



Women's toilet walls



Women's toilet walls

Asbestos Survey Results

Item No	14
Building	North Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Women's bathroom
Position	Ceiling lining
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	10059445-B2-004
Asbestos Type/s	Chrysotile
Extent	10m2
Friability	Non-friable
Surface Treatment	Sealed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Fair	7.50
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		45.65

Risk Level	Low
Management Action	Remove

Item Comments

-

Room/Area General Comments

-



Women's toilet ceiling



Women's toilet ceiling



Women's toilet ceiling

Asbestos Survey Results

Item No	15
Building	North Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Hall room
Position	Wall lining
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	10059445-B1-007
Asbestos Type/s	Chrysotile
Extent	120m2
Friability	Non-friable
Surface Treatment	Sealed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Fair	7.50
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		45.65

Risk Level	Low
Management Action	Remove

Item Comments

A couple of the sheets on east and west end of building are Masonite

Room/Area General Comments

Floor: Carpet on timber.



Main hall walls



Main hall walls



Main hall walls

Asbestos Survey Results

Item No	16
Building	North Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Hall room
Position	Ceiling lining
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	Similar to 10059445-B1-005
Asbestos Type/s	Chrysotile
Extent	100m2
Friability	Non-friable
Surface Treatment	Sealed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Fair	7.50
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		45.65

Risk Level	Low
Management Action	Remove

Item Comments

-

Room/Area General Comments

-



Main hall ceiling



Main hall ceiling



Main hall ceiling

Asbestos Survey Results

Item No	17
Building	North Hut
Internal / External	Internal
Level	Ground floor
Room / Area	East Lunch room & adjacent offices
Position	Wall lining

Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	Similar to 10059445-B1-007
Asbestos Type/s	Chrysotile

Extent	70m2
Friability	Non-friable
Surface Treatment	Sealed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Fair	7.50
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		45.65

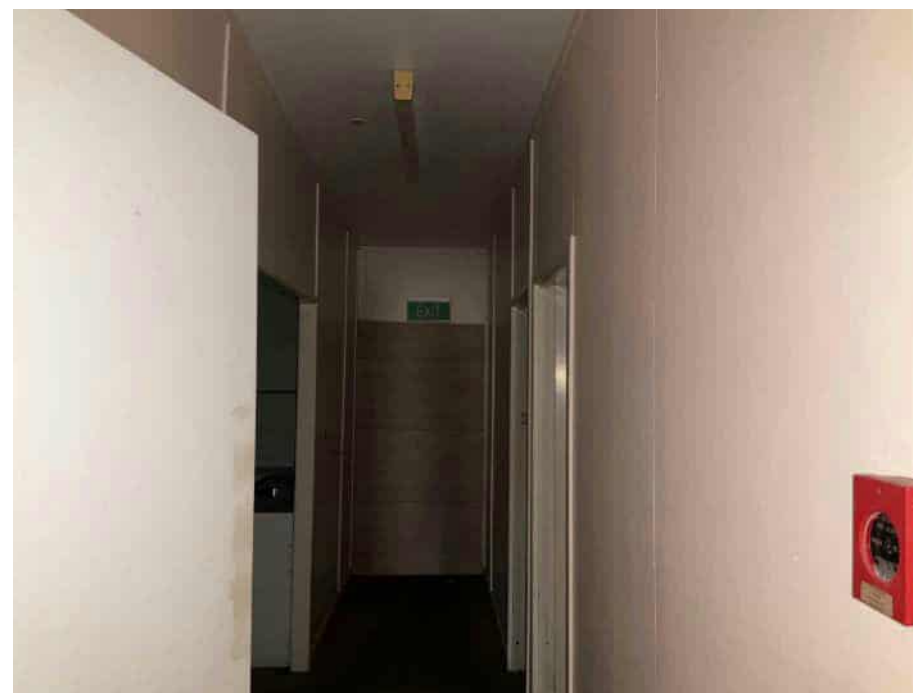
Risk Level	Low
Management Action	Remove

Item Comments

All walls except north side of hallway and east end of hallway

Room/Area General Comments

-



East rooms walls



East rooms walls



East rooms walls

Asbestos Survey Results

Item No 18
Building North Hut
Internal / External Internal
Level Ground floor
Room / Area East Lunch room & adjacent offices
Position Ceiling lining

Asbestos Present? Contains Asbestos ⚠️
Sample Reference Similar to 10059445-B1-005
Asbestos Type/s Chrysotile

Extent 40m2
Friability Non-friable
Surface Treatment Sealed
Label Present? No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Fair	7.50
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		45.65

Risk Level Low
Management Action Remove

Item Comments

-

Room/Area General Comments

-



East rooms ceiling



East rooms ceiling



East rooms ceiling

Asbestos Survey Results

Item No	19
Building	North Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Throughout internals
Position	Debris
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	Similar to 10059445-B1-007
Asbestos Type/s	Chrysotile
Extent	Unknown
Friability	ACD
Surface Treatment	Exposed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Cement product debris	17.50
ACM Condition	Poor	15.00
Disturbance Potential	Level 4	25.00
Building Rating		11.65
Final Risk Score		69.15

Risk Level	High
Management Action	Remove

Item Comments

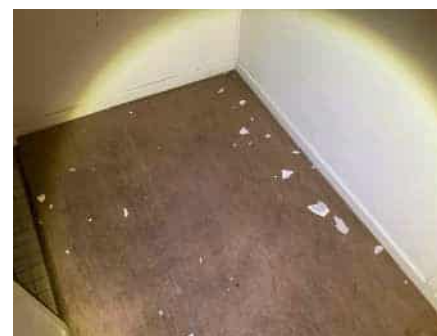
Throughout internals debris from damaged linings is present. This can be removed during the asbestos removal of linings though it is recommended that that is removed from the building is disposed of as Asbestos contaminated waste including carpet.

Room/Area General Comments

-



Debris on ground from damage to linings



Debris on ground from damage to linings



Debris on ground from damage to linings

Asbestos Survey Results

Item No 20
Building North Hut
Internal / External Internal
Level Ground floor
Room / Area East Lunch room & adjacent offices
Position Floor

Asbestos Present? -
Sample Reference Similar to 10059445-B1-006
Asbestos Type/s No Asbestos

Extent 40m2
Friability -
Surface Treatment -
Label Present? -

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score	-	-

Risk Level -

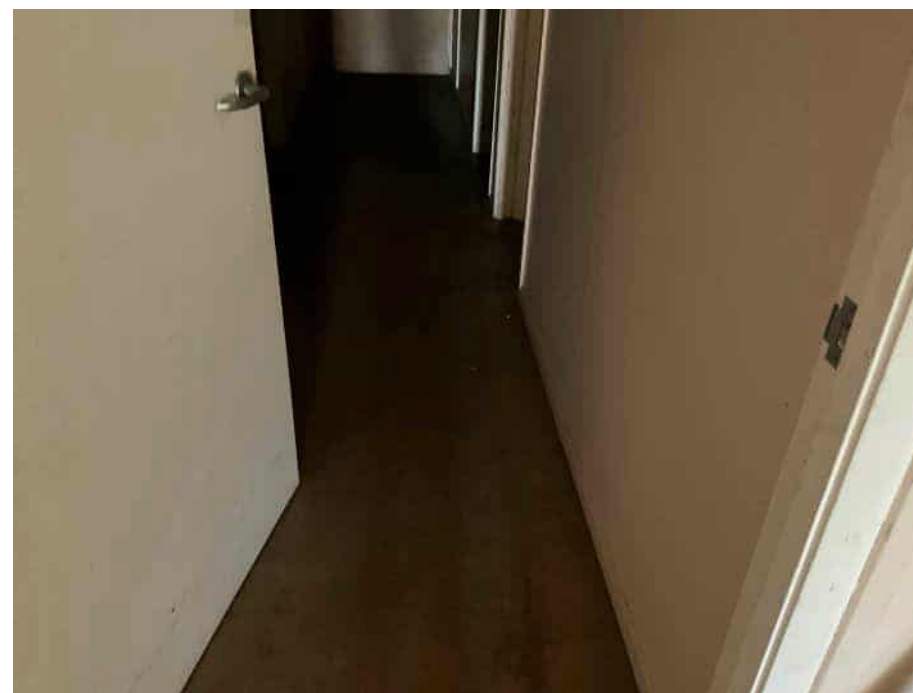
Management Action -

Item Comments

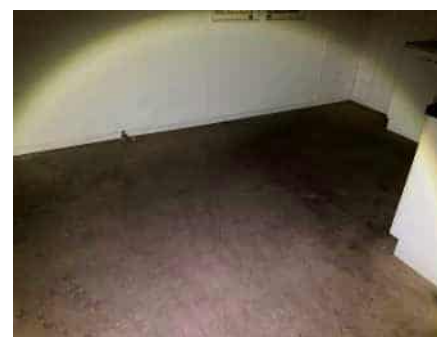
Subfloor and Lino same as entry foyer

Room/Area General Comments

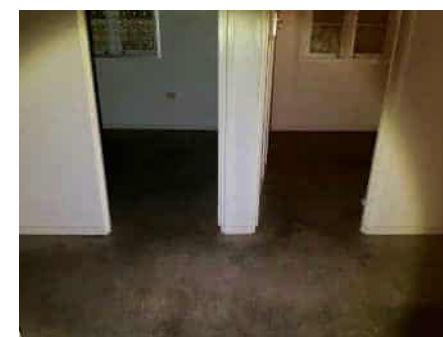
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East rooms flooring



East rooms flooring



East rooms flooring

Asbestos Survey Results

Item No	21
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Northwest long room
Position	Wall lining
Asbestos Present?	-
Sample Reference	10059445-B1-008
Asbestos Type/s	No Asbestos
Extent	86m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

Floor: Timber.



Northwest room walls



Northwest room walls



Northwest room walls

Asbestos Survey Results

Item No	22
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Northwest long room
Position	Ceiling lining
Asbestos Present?	-
Sample Reference	10059445-B1-009
Asbestos Type/s	No Asbestos
Extent	25m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score	-	-

Risk Level -

Management Action -

Item Comments

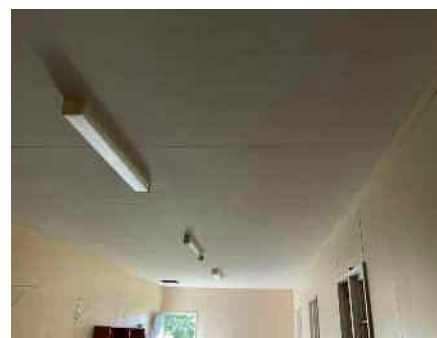
-

Room/Area General Comments

-



Northwest room ceiling



Northwest room ceiling



Northwest room ceiling

Asbestos Survey Results

Item No 23
Building South Hut
Internal / External Internal
Level Ground floor
Room / Area Northwest and northeast long room
Position Window putty

Asbestos Present? -
Sample Reference 10059445-B1-010
Asbestos Type/s No Asbestos

Extent 6x windows
Friability -
Surface Treatment -
Label Present? -

Risk Factor	Description	Risk Score
Product Type	Putty	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score	-	-

Risk Level -

Management Action -

Item Comments

Representative samples collected where glass is missing and safe to do so.

Room/Area General Comments

-



Northwest and northeast rooms window putty



Northwest and northeast rooms window putty



Northwest and northeast rooms window putty

Asbestos Survey Results

Item No	24
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Northwest long room
Position	Debris
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	Similar to 10059445-B1-018
Asbestos Type/s	Chrysotile, Amosite
Extent	Throughout
Friability	ACD
Surface Treatment	Exposed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Cement product debris	17.50
ACM Condition	Poor	15.00
Disturbance Potential	Level 4	25.00
Building Rating		11.65
Final Risk Score		69.15

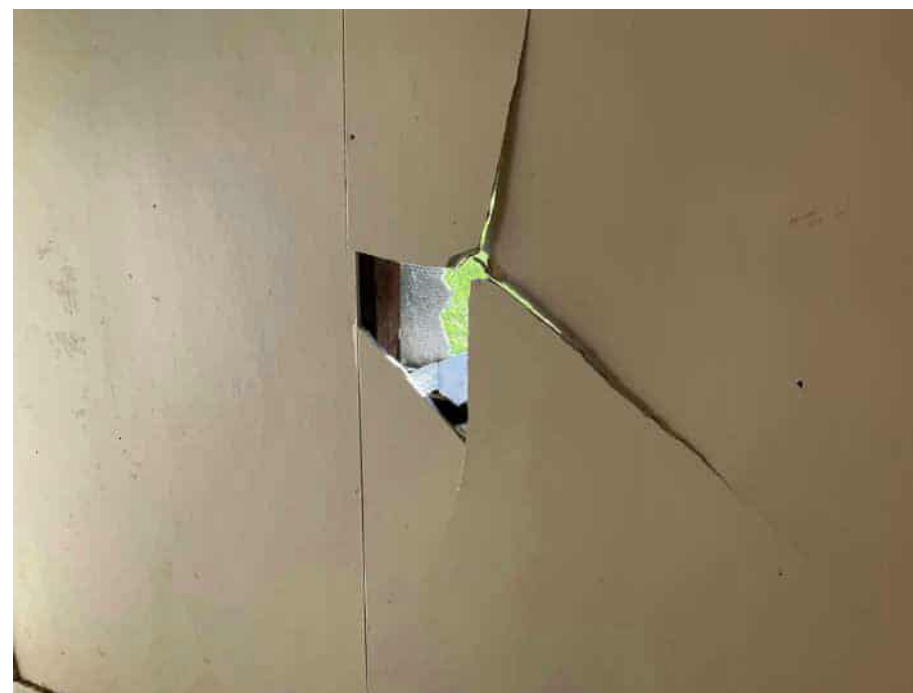
Risk Level	High
Management Action	Remove

Item Comments

ACM debris within room from external damage to wall cladding

Room/Area General Comments

-



Damage to wall where ACM debris has entered room



ACM debris on ground



ACM debris on ground

Asbestos Survey Results

Item No	25
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Southwest entryway including toilets
Position	Ceiling lining

Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	10059445-B1-011
Asbestos Type/s	Chrysotile

Extent	8m2
Friability	Non-friable
Surface Treatment	Exposed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Fair	7.50
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		45.65

Risk Level	Low
Management Action	Remove

Item Comments

Entry extends to toilet hallway only. See other entry for other rooms

Room/Area General Comments

Walls: Masonite.



Southwest entry ceiling



Southwest entry ceiling



Southwest entry ceiling

Asbestos Survey Results

Item No	26
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Throughout south side of building
Position	Subfloor
Asbestos Present?	-
Sample Reference	10059445-B1-012
Asbestos Type/s	No Asbestos
Extent	120m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

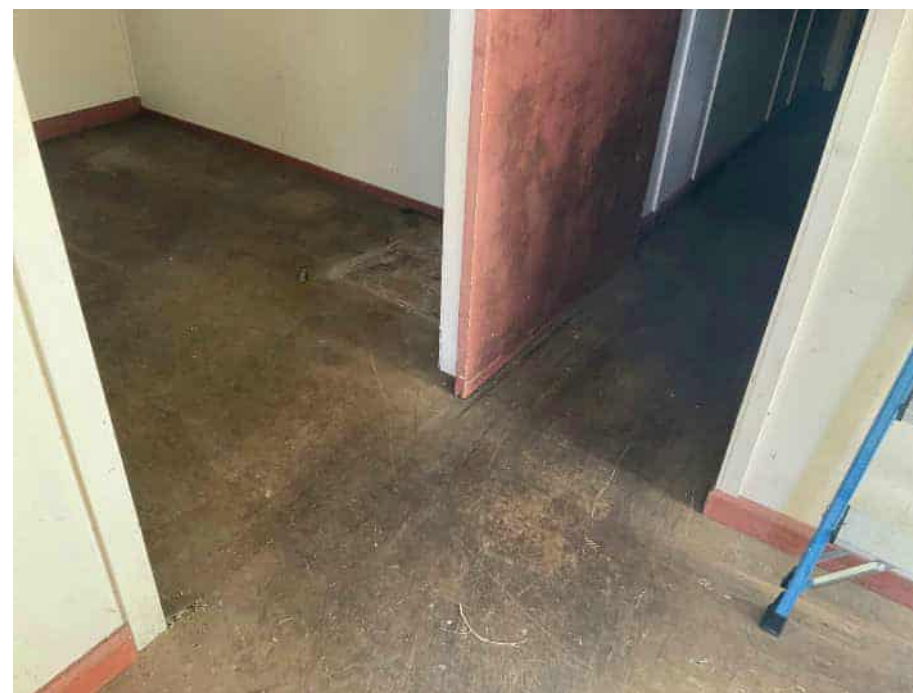
Management Action -

Item Comments

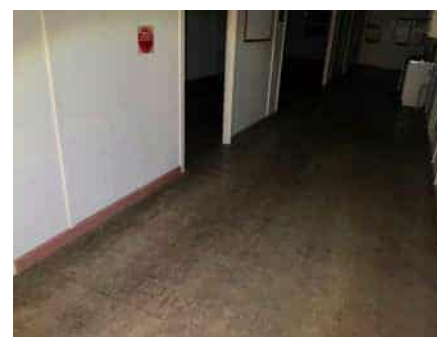
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Room/Area General Comments

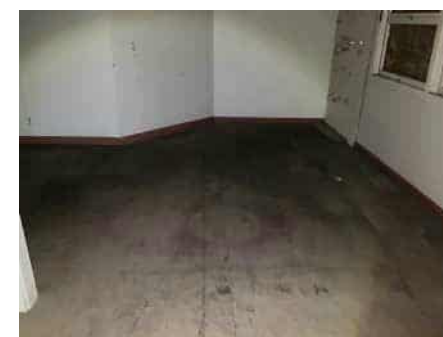
-



South rooms flooring



South rooms flooring



South rooms flooring

Asbestos Survey Results

Item No 27
Building South Hut
Internal / External Internal
Level Ground floor
Room / Area Southwest entry and hand wash area
Position Splashback

Asbestos Present? Contains Asbestos ⚠️
Sample Reference 10059445-B1-013
Asbestos Type/s Chrysotile

Extent 1.5m2
Friability Non-friable
Surface Treatment Exposed
Label Present? No

Risk Factor	Description	Risk Score
Product Type	Laminated cement sheeting (Tilux)	14.00
ACM Condition	Poor	15.00
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		53.15

Risk Level Medium

Management Action Remove

Item Comments

Flower patterned tilux splash back in multiple locations of south rooms

Room/Area General Comments

-



Entryway splash backs



Entryway splash backs



Entryway splash backs

Asbestos Survey Results

Item No	28
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Southwest entry
Position	Infill panel
Asbestos Present?	-
Sample Reference	10059445-B1-014
Asbestos Type/s	No Asbestos
Extent	1m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

Management Action -

Item Comments

Infill panel below sinks

Room/Area General Comments

-



Entryway infill panels



Entryway infill panels



Entryway infill panels

Asbestos Survey Results

Item No	29
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Shower room
Position	Cubicle Partitions
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	10059445-B1-015
Asbestos Type/s	Chrysotile
Extent	11m2
Friability	Non-friable
Surface Treatment	Exposed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Poor	15.00
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		53.15

Risk Level	Medium
Management Action	Remove

Item Comments
Shower partitions

Room/Area General Comments
-



Shower room cubicle partitions



Damage to partition/ cubicle walls



Shower room cubicle partitions

Asbestos Survey Results

Item No	30
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Shower room
Position	Wall lining
Asbestos Present?	-
Sample Reference	10059445-B1-016
Asbestos Type/s	No Asbestos
Extent	8m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

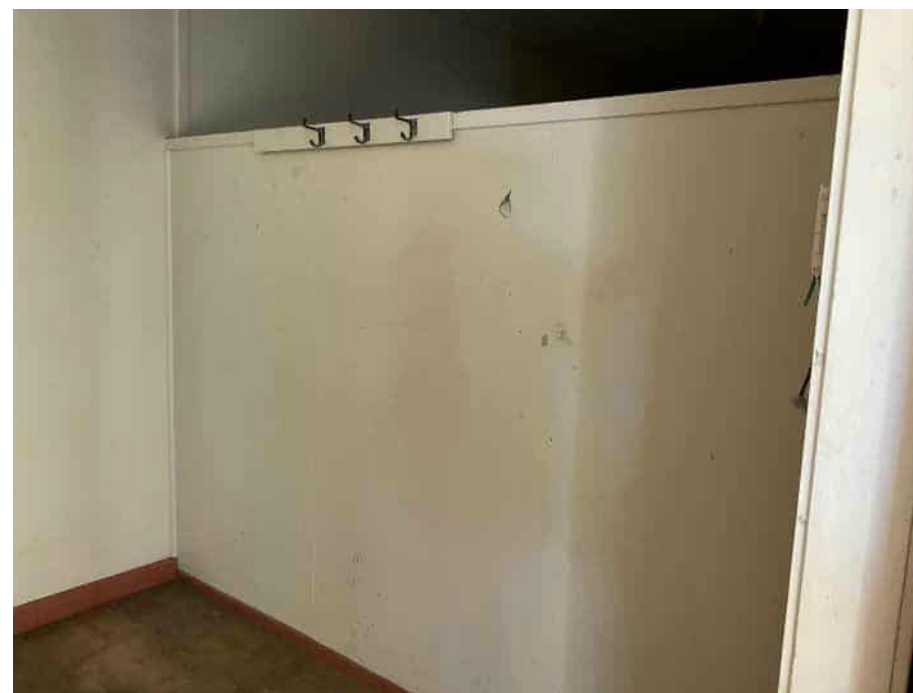
Management Action -

Item Comments

East half wall and north east single panel only. Other walls are Masonite

Room/Area General Comments

-



Shower room walls



Shower room walls



Shower room walls

Asbestos Survey Results

Item No	31
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	South rooms
Position	Window putty
Asbestos Present?	-
Sample Reference	10059445-B1-017
Asbestos Type/s	No Asbestos
Extent	6x windows along south elevation
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Putty	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

-



South rooms window putty



South rooms window putty



South rooms window putty

Asbestos Survey Results

Item No	32
Building	South Hut
Internal / External	External
Level	Ground floor
Room / Area	All elevations
Position	External cladding
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	10059445-B1-018
Asbestos Type/s	Chrysotile, Amosite
Extent	140m2
Friability	Non-friable
Surface Treatment	Partially Sealed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Poor	15.00
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		53.15

Risk Level Medium

Management Action Remove

Item Comments

-

Room/Area General Comments

-



External cladding overview



External cladding overview



External cladding overview

Asbestos Survey Results

Item No	33
Building	South Hut
Internal / External	External
Level	Ground floor
Room / Area	All elevations
Position	Soffit lining
Asbestos Present?	-
Sample Reference	10059445-B1-019
Asbestos Type/s	No Asbestos
Extent	30m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

-



Damage to soffit sheeting



Soffits overview



Soffits overview

Asbestos Survey Results

Item No	34
Building	North Hut
Internal / External	Internal
Level	Roof
Room / Area	Roof void
Position	Debris
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	Similar to 10059445-B1-001
Asbestos Type/s	Chrysotile
Extent	Unknown
Friability	ACD
Surface Treatment	Exposed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Poor	15.00
Disturbance Potential	Level 4	25.00
Building Rating		11.65
Final Risk Score		65.65

Risk Level Medium

Management Action Remove

Item Comments

Debris from damaged roof and gable sheeting present in ceiling void. This would be removed during roof removal process as part of standard asbestos decontamination procedures.

Room/Area General Comments

Inner exposed side of asbestos roof, gable and ceiling sheeting is visible from ceiling void.



Roof void overview



Debris in roof void presumed due to damage to external cladding



Roof void overview

Asbestos Survey Results

Item No	35
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Northeast long room
Position	Wall lining
Asbestos Present?	-
Sample Reference	10059445-B1-008
Asbestos Type/s	No Asbestos
Extent	45m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score	-	-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

Floor: Timber.



Northeast long room walls



Northeast long room walls



Northeast long room walls

Asbestos Survey Results

Item No	36
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Northeast long room
Position	Ceiling lining
Asbestos Present?	-
Sample Reference	10059445-B1-009
Asbestos Type/s	No Asbestos
Extent	20m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score	-	-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

-



Northeast long room ceiling



Northeast long room ceiling



Northeast long room ceiling

Asbestos Survey Results

Item No	37
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Enclosed sunroom (Angled ceiling room)
Position	Ceiling lining

Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	Similar to 10059445-B1-011
Asbestos Type/s	Chrysotile

Extent	40m2
Friability	Non-friable
Surface Treatment	Sealed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	14.00
ACM Condition	Fair	7.50
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		45.65

Risk Level	Low
Management Action	Remove

Item Comments

Angled ceiling room along southern elevation of building.

Room/Area General Comments

Walls: Masonite.



Enclosed sunroom ceiling



Enclosed sunroom ceiling



Enclosed sunroom ceiling

Asbestos Survey Results

Item No	38
Building	South Hut
Internal / External	External
Level	Ground floor
Room / Area	Southern elevation
Position	Waste vent pipe
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	10059445-B2-008
Asbestos Type/s	Chrysotile, Amosite
Extent	6lm
Friability	Non-friable
Surface Treatment	Sealed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Cement pipes	14.00
ACM Condition	Fair	7.50
Disturbance Potential	Level 2	12.50
Building Rating		11.65
Final Risk Score		45.65

Risk Level	Low
Management Action	Remove

Item Comments

-

Room/Area General Comments

-



Waste vent pipe on south elevation



Waste vent pipe on south elevation



Waste vent pipe on south elevation

Asbestos Survey Results

Item No	39
Building	South Hut
Internal / External	External
Level	Ground floor, Undercroft
Room / Area	Throughout
Position	Debris
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	Similar to 10059445-B1-018
Asbestos Type/s	Chrysotile, Amosite
Extent	Unknown
Friability	Friable
Surface Treatment	Exposed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Cement product debris	17.50
ACM Condition	Poor	15.00
Disturbance Potential	Level 4	25.00
Building Rating		11.65
Final Risk Score		69.15

Risk Level	High
Management Action	Remove

Item Comments

Various debris spread throughout undercroft and surrounding building from damage caused to roof, soffit and cladding. Recommended hand pick or scrape of ground when building removed.

Room/Area General Comments

-



Debris on ground



Debris below building



Stored ACM roof sheeting below building

Asbestos Survey Results

Item No	40
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Toilets
Position	Infill panel
Asbestos Present?	-
Sample Reference	10059445-B1-014
Asbestos Type/s	No Asbestos
Extent	4m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

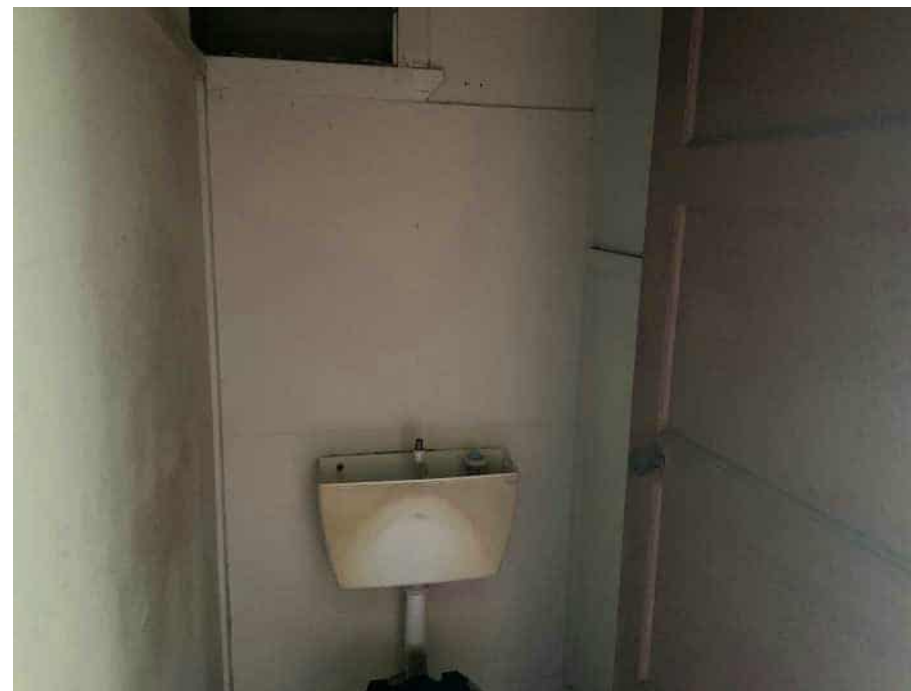
Management Action -

Item Comments

-

Room/Area General Comments

Walls: Masonite.



Infill panels behind toilets



Infill panels behind toilets



Infill panels below removed sink

Asbestos Survey Results

Item No	41
Building	North Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Throughout
Position	Window
Asbestos Present?	-
Sample Reference	10059445-B2-001
Asbestos Type/s	No Asbestos
Extent	12x windows
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Putty	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

-



Windows with window putty



Windows with window putty



Windows with window putty

Asbestos Survey Results

Item No	42
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	South east main room
Position	Wall lining
Asbestos Present?	-
Sample Reference	10059445-B2-006
Asbestos Type/s	No Asbestos
Extent	35m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score	-	-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

-



Main room walls



Main room walls



Main room walls

Asbestos Survey Results

Item No	43
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Shower room
Position	Ceiling lining
Asbestos Present?	-
Sample Reference	10059445-B2-007
Asbestos Type/s	No Asbestos
Extent	14m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

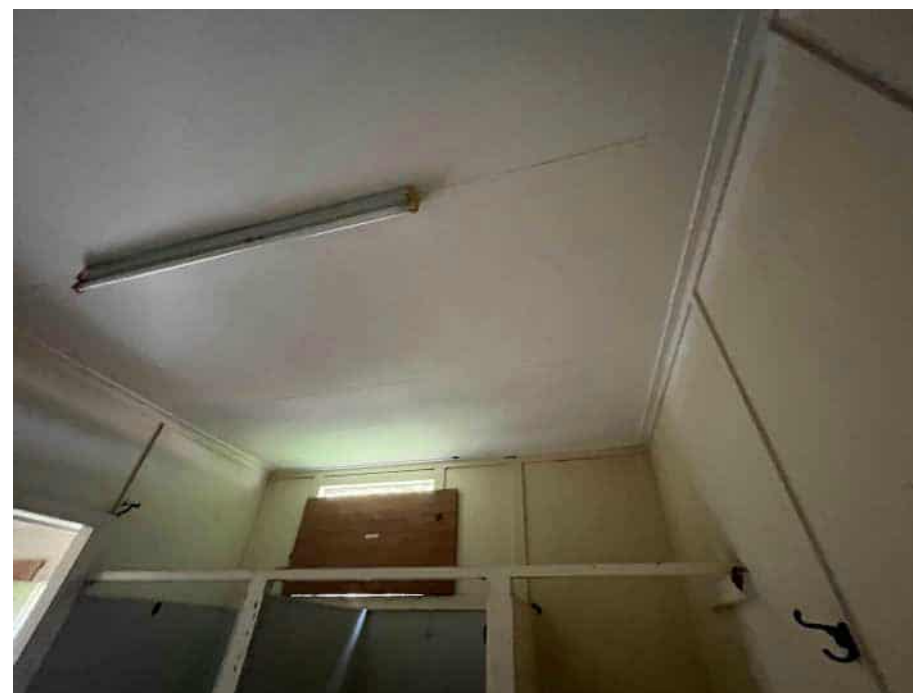
Management Action -

Item Comments

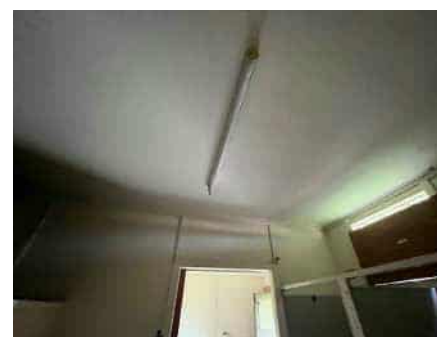
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Room/Area General Comments

-



Shower rom ceiling



Shower rom ceiling



Shower rom ceiling

Asbestos Survey Results

Item No	44
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Southeast main room
Position	Ceiling lining
Asbestos Present?	-
Sample Reference	10059445-B2-005
Asbestos Type/s	No Asbestos
Extent	30m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Fire brick	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

-



Main room ceiling



Main room ceiling



Main room ceiling

Asbestos Survey Results

Item No	45
Building	South Hut
Internal / External	External
Level	Roof
Room / Area	Roof
Position	Roof sheeting
Asbestos Present?	Contains Asbestos ⚠️
Sample Reference	Similar to 10059445-B1-003
Asbestos Type/s	Chrysotile, Amosite
Extent	160m2
Friability	Non-friable
Surface Treatment	Exposed
Label Present?	No

Risk Factor	Description	Risk Score
Product Type	Corrugated roof sheeting	21.00
ACM Condition	Poor	15.00
Disturbance Potential	Level 4	25.00
Building Rating		11.65
Final Risk Score		72.65

Risk Level	High
Management Action	Remove

Item Comments

Roof sheeting is degraded, contamination of the gutters from the roof sheeting is presumed and would be removed during asbestos roof removal.

Room/Area General Comments

-



Roof sheeting



Roof sheeting

Asbestos Survey Results

Item No	46
Building	South Hut
Internal / External	Internal
Level	Ground floor
Room / Area	Northeast store room
Position	Wall lining
Asbestos Present?	-
Sample Reference	Similar to 10059445-B1-008
Asbestos Type/s	No Asbestos
Extent	15m2
Friability	-
Surface Treatment	-
Label Present?	-

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score		-

Risk Level -

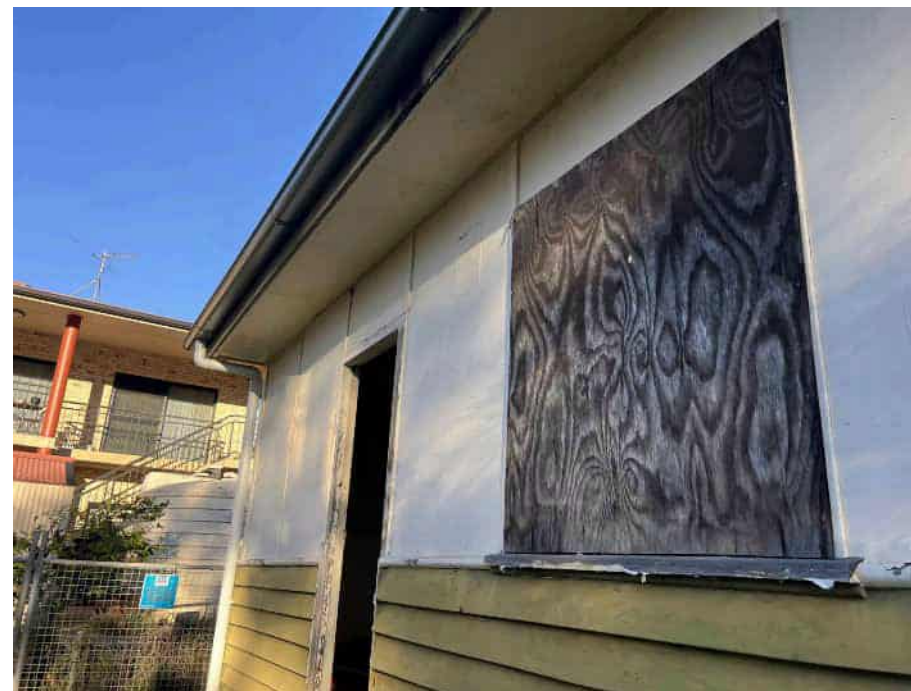
Management Action -

Item Comments

-

Room/Area General Comments

Ceiling: Masonite. Floor: Timber.



External entry to store room

Asbestos Survey Results

Item No 48
Building South Hut
Internal / External Internal
Level Ground floor
Room / Area Secondary room adjacent shower room
Position Wall lining

Asbestos Present? -
Sample Reference Similar to 10059445-B2-006
Asbestos Type/s No Asbestos

Extent 20m2
Friability -
Surface Treatment -
Label Present? -

Risk Factor	Description	Risk Score
Product Type	Flat cement sheeting	-
ACM Condition	-	-
Disturbance Potential	-	-
Building Rating	-	-
Final Risk Score	-	-

Risk Level -

Management Action -

Item Comments

-

Room/Area General Comments

-



Secondary room wall lining



Secondary room wall lining



Secondary room wall lining

Appendix C

Laboratory Test Reports

Kiwa ELS

1/42 Finsbury Street
Newmarket Qld 4051
Tel 07 3256 2302
info@envirolabsolutions.com.au

envirolabsolutions.com.au

Asbestos Identification Analysis Report

Report reference: 10059445-B1

Client Information

Client: F.K. Gardner & Sons Pty Ltd
Address: 275 McDougall St, Toowoomba QLD 4350
Contact Person: Julian Wu-Song
Contact Email: Julian.Wu-Song@fkg.com.au
Contact Number: 0457 555 418

Project & Sampling Information

Site Address: 16 Twenty Fourth Avenue, Brighton QLD 4017
Sampled by: Emily Hamill (ELS)
Date sampled: Tuesday, 11 August 2026

Sample Receipt Information

Location: Newmarket Laboratory
Date received: Wednesday, 12 August 2026
Samples received: 20

Analysis Information

Location: Newmarket Laboratory
Date completed: Wednesday, 12 August 2026
Analyst: Jesse Anderson
Methodology: Polarised light microscopy (including dispersion staining) in accordance with AS4964:2004 and ELS in-house method LAB.P101.

Report Information

Date of issue: Wednesday, 12 August 2026
Authorised by: Jesse Anderson, Quality Manager



NATA accredited for compliance with ISO/IEC 17025 - Testing.
Accreditation Number 18452
Site Number 20317

ELS accepts no responsibility for the sampling, transport or sample representation of any sample submitted by external persons. The results relate only to the samples as received. Sampling is not covered by the scope of accreditation. Reported sample sizes are approximate only. Samples will be retained for three months, then disposed of unless otherwise requested in writing.

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Asbestos Identification Analysis Report

Report reference: 10059445-B1



Test Results

The results of analysis are presented within the Results Table on the following page(s). Refer to the legend below for result interpretation guidance. Results positive for asbestos (and inconclusive tests) are highlighted in a fluorescent mint green to assist readability. Limit of Reporting: 0.01 %w/w.

Legend

NAD	No Asbestos Detected
CHR	Chrysotile (White Asbestos) Detected
AMO	Amosite (Brown Asbestos) Detected
CRO	Crocidolite (Blue Asbestos) Detected
UMF	Mineral Fibre of Unknown Type Detected
OF	Organic Fibre Detected
SMF	Synthetic Mineral Fibre Detected

Asbestos Identification Analysis Report

Report reference: 10059445-B1

Results Table

Lab ID	Sample Reference / Location	Sample Description / Sample Size	Asbestos Detected?	Analysis Result (See Legend on pg. 2)
10059445-B1-001	North Hut, Ground floor, All elevations - Wall cladding	Beige fibre cement, painted white 8 x 4 x 2mm	Yes	CHR,OF
10059445-B1-002	North Hut, Ground floor, North elevation - Soffit lining	Beige weathered fibre cement, painted white 20 x 10 x 3mm	Yes	CHR,OF
10059445-B1-003	North Hut, Ground floor, Roof - Roof sheeting	Grey fibre cement 25 x 15 x 4mm	Yes	CHR,AMO
10059445-B1-004	North Hut, Ground floor, Male toilet - Wall lining	Beige fibre cement, painted pale green 15 x 10 x 2mm	No	NAD,OF
10059445-B1-005	North Hut, Ground floor, Entry foyer - Ceiling lining	Beige fibre cement, painted white 10 x 5 x 2mm	Yes	CHR,OF
10059445-B1-006	North Hut, Ground floor, Entry foyer including women's toilet - Subfloor	Beige fibre cement 10 x 10 x 2mm	No	NAD,OF
10059445-B1-007	North Hut, Ground floor, Hall room - Wall lining	Grey fibre cement, painted peach 20 x 15 x 3mm	Yes	CHR,OF
10059445-B1-008	South Hut, Ground floor, Northwest long room - Wall lining	Beige fibre cement, painted cream 30 x 15 x 5mm	No	NAD,OF
10059445-B1-009	South Hut, Ground floor, Northwest long room - Ceiling lining	Beige fibre cement, painted white 10 x 5 x 3mm	No	NAD,OF
10059445-B1-010	South Hut, Ground floor, Northwest long room - Window putty	Beige hardened mastic 30 x 10 x 3mm	No	NAD
10059445-B1-011	South Hut, Ground floor, Southwest entryway - Ceiling lining	Beige fibre cement, painted white 10 x 5 x 3mm	Yes	CHR,OF
10059445-B1-012	South Hut, Ground floor, Throughout south side of building - Subfloor	Beige fibre cement, painted white 10 x 5 x 3mm	No	NAD,OF

Asbestos Identification Analysis Report

Report reference: 10059445-B1



Results Table

Lab ID	Sample Reference / Location	Sample Description / Sample Size	Asbestos Detected?	Analysis Result (See Legend on pg. 2)
10059445-B1-013	South Hut, Ground floor, Southwest entry and hand wash area - Splashback	Grey fibre cement 15 x 10 x 3mm	Yes	CHR
10059445-B1-014	South Hut, Ground floor, Southwest entry - Infill panel	Beige fibre cement 15 x 10 x 3mm	No	NAD,OF
10059445-B1-015	South Hut, Ground floor, Shower room - Cubicle Partitions	Grey fibre cement 25 x 15 x 2mm	Yes	CHR,OF
10059445-B1-016	South Hut, Ground floor, Shower room - Wall lining	Beige fibre cement 8 x 5 x 1mm	No	NAD,OF
10059445-B1-017	South Hut, Ground floor, South rooms - Window putty	Yellow, brittle mastic, painted cream 95 x 13 x 7mm	No	NAD
10059445-B1-018	South Hut, Ground floor, All elevations - External cladding	Grey fibre cement, painted blue 55 x 25 x 4mm	Yes	CHR,AMO
10059445-B1-019	South Hut, Ground floor, East and West elevations - Soffit lining	Beige fibre cement, painted cream 60 x 65 x 4mm	No	NAD,OF
10059445-B1-020A	North Hut, Ground floor, Entry foyer including women's toilet - Vinyl floor sheeting	Pink-beige flexible vinyl layer 30 x 20 x 3mm	No	NAD
10059445-B1-020B	North Hut, Ground floor, Entry foyer including women's toilet - Vinyl floor sheeting	Yellow adhesive attached to sub-sample 020A 30 x 20 x 1mm	No	NAD

Kiwa ELS

1/42 Finsbury Street
Newmarket Qld 4051
Tel 07 3256 2302
info@envirolabsolutions.com.au

envirolabsolutions.com.au

Asbestos Identification Analysis Report

Report reference: 10059445-B2

Client Information

Client: F.K. Gardner & Sons Pty Ltd
Address: 275 McDougall St, Toowoomba QLD 4350
Contact Person: Julian Wu-Song
Contact Email: Julian.Wu-Song@fkg.com.au
Contact Number: 0457 555 418

Project & Sampling Information

Site Address: 16 Twenty Fourth Avenue, Brighton QLD 4017
Sampled by: Emily Hamill (ELS)
Date sampled: Thursday, 20 August 2026

Sample Receipt Information

Location: Newmarket Laboratory
Date received: Thursday, 20 August 2026
Samples received: 8

Analysis Information

Location: Newmarket Laboratory
Date completed: Friday, 21 August 2026
Analyst: Jackie Nolan
Methodology: Polarised light microscopy (including dispersion staining) in accordance with AS4964:2004 and ELS in-house method LAB.P101.

Report Information

Date of issue: Friday, 21 August 2026
Authorised by: Jasmin Jantke, Laboratory Technician



NATA accredited for compliance with ISO/IEC 17025 - Testing.
Accreditation Number 18452
Site Number 20317

ELS accepts no responsibility for the sampling, transport or sample representation of any sample submitted by external persons. The results relate only to the samples as received. Sampling is not covered by the scope of accreditation. Reported sample sizes are approximate only. Samples will be retained for three months, then disposed of unless otherwise requested in writing.

This document must not be reproduced except in full.

Asbestos Identification Analysis Report

Report reference: 10059445-B2



Test Results

The results of analysis are presented within the Results Table on the following page(s). Refer to the legend below for result interpretation guidance. Results positive for asbestos (and inconclusive tests) are highlighted in a fluorescent mint green to assist readability. Limit of Reporting: 0.01 %w/w.

Legend

NAD	No Asbestos Detected
CHR	Chrysotile (White Asbestos) Detected
AMO	Amosite (Brown Asbestos) Detected
CRO	Crocidolite (Blue Asbestos) Detected
UMF	Mineral Fibre of Unknown Type Detected
OF	Organic Fibre Detected
SMF	Synthetic Mineral Fibre Detected

Asbestos Identification Analysis Report

Report reference: 10059445-B2

Results Table

Lab ID	Sample Reference / Location	Sample Description / Sample Size	Asbestos Detected?	Analysis Result (See Legend on pg. 2)
10059445-B2-001	North hut - Throughout - Window putty	Beige mastic 62 x 15 x 7mm	No	NAD,OF
10059445-B2-002	North hut - Male toilet - Ceiling lining	Beige fibre cement, painted white 19 x 15 x 3mm	No	NAD,OF
10059445-B2-003	North hut - Female toilet - Wall lining	Beige fibre cement, painted cream 25 x 18 x 3mm	Yes	CHR,OF
10059445-B2-004	North hut - Female toilet - Ceiling lining	Beige fibre cement, painted white 18 x 15 x 5mm	Yes	CHR,OF
10059445-B2-005	South hut - South long room - Ceiling lining	Beige fibre cement, painted white 20 x 10 x 3mm	No	NAD,OF
10059445-B2-006	South hut - South long room - Wall lining	Beige fibre cement 22 x 14 x 3mm	No	NAD,OF
10059445-B2-007	South hut - Shower room - Ceiling lining	Beige fibre cement, painted white 17 x 12 x 3mm	No	NAD,OF
10059445-B2-008	South hut - South side of building - Waste vent pipe	Grey fibre cement, painted white 10 x 7 x 2mm	Yes	CHR,AMO

Construction Sciences Pty Ltd T/as Kiwa ELS
60 Kingsford Smith Dr
Albion
QLD 4010



NATA Accredited
Accreditation Number 1261
Site Number 18217

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.

Attention: **AP**

Report **1395501-S**
 Project name **16 TWENTY FOURTH AVE BRIGHTON**
 Project ID **10059445**
 Received Date **Aug 13, 2026**

Client Sample ID			001 NORTH BUILDING SOUTH EXT CLADDING	002 SOUTH BUILDING WEST EXT CLADDING	003 SOUTH BUILDING GREEN DOORS
Sample Matrix			Paint	Paint	Paint
Eurofins Sample No.			B26- Au0034843	B26- Au0034844	B26- Au0034845
Date Sampled			Aug 11, 2026	Aug 11, 2026	Aug 11, 2026
Test/Reference	LOR	Unit			
Lead (% w/w)	0.01	%	0.23	0.11	0.17

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description

Lead (% w/w)

Testing Site

Sydney

Extracted

Aug 13, 2026

Holding Time

6 Months

- Method: LTM-MET-3040 Metals in Waters Soils & Sediments by ICP-MS



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Company Name: Construction Sciences Pty Ltd T/as Kiwa ELS
Address: 60 Kingsford Smith Dr
Albion
QLD 4010

Project Name: 16 TWENTY FOURTH AVE BRIGHTON
Project ID: 10059445

Order No.:
Report #: 1395501
Phone: 1300 165 769
Fax:

Received: Aug 13, 2026 10:00 AM
Due: Aug 20, 2026
Priority: 5 Day
Contact Name: AP

Eurofins Analytical Services Manager : Paige Howarth

Sample Detail

Lead
(% w/w)

Sydney Laboratory - NATA # 1261 Site # 18217

X

External Laboratory

No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID	
1	001 NORTH BUILDING SOUTH EXT CLADDING	Aug 11, 2026	4:45PM	Paint	B26-Au0034843	X
2	002 SOUTH BUILDING WEST EXT CLADDING	Aug 11, 2026	4:48PM	Paint	B26-Au0034844	X
3	003 SOUTH BUILDING GREEN DOORS	Aug 11, 2026	4:52PM	Paint	B26-Au0034845	X

Test Counts

3

Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follow guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013. They are included in this QC report where applicable. Additional QC data may be available on request.
2. Unless otherwise stated, all soil/sediment/solid results are reported on a dry weight basis.
3. Unless otherwise stated, all biota/food results are reported on a wet weight basis on the edible portion.
4. For CEC results where the sample's origin is unknown or environmentally contaminated, the results should be used advisedly.
5. Actual LORs are matrix dependent. Quoted LORs may be raised where sample extracts are diluted due to interferences.
6. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds where annotated.
7. SVOC analysis on waters is performed on homogenised, unfiltered samples unless noted otherwise.
8. Samples were analysed on an 'as received' basis.
9. Information identified in this report with **blue** colour indicates data provided by customers that may have an impact on the results.
10. This report replaces any interim results previously issued.

Holding Times

Please refer to the 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours before sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and despite any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the sampling date; therefore, compliance with these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether, the holding time is seven days; however, for all other VOCs, such as BTEX or C6-10 TRH, the holding time is 14 days.

Units

mg/kg: milligrams per kilogram	mg/L: milligrams per litre	ppm: parts per million
µg/L: micrograms per litre	ppb: parts per billion	%: Percentage
org/100 mL: Organisms per 100 millilitres	NTU: Nephelometric Turbidity Units	MPN/100 mL: Most Probable Number of organisms per 100 millilitres
CFU: Colony Forming Unit	Colour: Pt-Co Units (CU)	

Terms

APHA	American Public Health Association
CEC	Cation Exchange Capacity
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where moisture has been determined on a solid sample, the result is expressed on a dry weight basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples, these are performed on laboratory-certified clean sands and in the case of water samples, these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC represents the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a similar compound to the analyte target is reported as percentage recovery. See below for acceptance criteria.
TBTO	Tributyltin oxide (<i>bis</i> -tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment; however, free tributyltin was measured, and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 6.0
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

The acceptance criteria should only be used as a guide and may be different when site-specific Sampling Analysis and Quality Plan (SAQP) have been implemented.

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is ≤30%; however, the following acceptance guidelines are equally applicable:

Results <10 times the LOR:	No Limit
Results between 10-20 times the LOR:	RPD must lie between 0-50%
Results >20 times the LOR:	RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range, not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS. SVOCs recoveries 20 – 150%, VOC recoveries 50 – 150%

PFAS field samples containing surrogate recoveries above the QC limit designated in QSM 6.0, where no positive PFAS results have been reported or reviewed, and no data was affected.

QC Data General Comments

1. Where a result is reported as less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown are not data from your samples.
3. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
4. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery, the term "INT" appears against that analyte.
5. For Matrix Spikes and LCS results, a dash "-" in the report means that the specific analyte was not added to the QC sample.
6. Duplicate RPDs are calculated from raw analytical data; thus, it is possible to have two sets of data.

Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
Lead (% w/w)	%	< 0.01			0.01	Pass	

Comments
Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	N/A
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Authorised by:

Jacinta Baker
Mickael Ros

Analytical Services Manager
Senior Analyst-Metal



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

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