Appendix D – Progress Report

Effective Environmental Solutions

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Franco Frino
Senior Manager - Project Management
Asset Management Branch
Community Services Directorate,
ACT Government
Level 3 Nature and Conservation House
Belconnen ACT 2617

21 August 2013

Re: Progress Report for 25 Bradfield Street, Downer, ACT 2602.

Dear Franco,

Ged Keane of Robson Environmental visited the above location on 3 occasions during August 2013, undertook site investigations and sampling of suspected asbestos containing material, and returned the samples to the laboratory for analysis. The investigation was to determine what level of contamination was present in the stud wall cavities and was undertaken with Empire removing the existing plasterboard. Photographs of the sampled materials are presented in Appendix 1. The samples were analysed for their fibrous content and the results of this analysis presented in Table 1 with the laboratory certificate of analysis presented in Appendix 2.

Material Assessment

The assessor also provided information regarding Material Assessment i.e. risk assessment. The assessment was conducted based on the condition of the materials at the time of inspection.
The purpose of the risk assessment is to enable informed decisions to be made concerning the control of ACM. As per NOHSC: 2018 (2005), the risk assessment should take into account the information in the Asbestos Management Register, including:

- the type of ACM (bonded or friable)
- the condition and location of ACM
- whether the ACM is likely to be disturbed due to its condition and location and
- The likelihood of exposure

Table 1: Sample Analysis Results

Sample Number	Description/Location	Action rating	ACM type	Fibrous Content	Recommended Action
M0335	Internal South wall adjacent Negative pressure units - Insulation	1A	Friable	Amosite Asbestos	Remove
M0336	Internal West gable end wall- Insulation	1A	Friable	Amosite Asbestos	Remove
M0337	Internal Timber stud at West end of corridor - Insulation	1A	Friable	Amosite Asbestos	Remove
M0338	Internal Door jamb to bedroom adjacent living room - Insulation	1A	Friable	Amosite Asbestos	Remove
M0339	Internal East gable end wall- Insulation	1A	Friable	Amosite Asbestos	Remove

***The action rating(s) in the table above is the combined ACM condition rating and ACM risk rating (see page 3).**

Material Assessment Restrictions and Caveats

The samples taken from suspected asbestos containing materials are representative of the materials sampled, individually identified, transported, analysed and reported in accordance with the National Occupational Health and Safety Commission (NOHSC) Guidelines, relevant Statutory Regulations, Codes of Practice and Robson Environmental survey/inspection procedures.

The presence of asbestos in a bulk sample is determined by Polarised Light Microscopy (PLM) with dispersion staining techniques.

Robson Environmental has taken care to ensure that this report includes the most accurate information available. This report does not constitute a full register of asbestos containing materials at the above establishment as required by State Legislation and the National Code of Practice. The material assessments, recommendations and/or conclusions contained in this report must not be used to excuse a person of their responsibility to work in accordance with relevant Statutory Requirements, Codes of Practice, Guidelines, Material Safety Data Sheets, Work Instructions or reasonable work practices.

ACM CONDITION RATING

1	Severe	Material in extremely poor condition, area requires isolation
2	Poor	**Friable:** Unstable material **Bonded:** Deteriorated surface and considerable damage & debris
3	Fair	**Friable:** Stable material **Bonded:** Fair condition, minor cracks and damage
4	Good	Well sealed stable surfaces

ACM RISK RATING

A	Very High	Exposure to airborne asbestos as a consequence of very minor disturbance
B	High	Exposure to airborne asbestos likely during normal building use
C	Medium	Exposure to airborne asbestos unlikely during normal building use
D	Low	No exposure to airborne asbestos during normal building use

Conclusions:

Initial investigation into the ceiling space revealed that the loose asbestos fill contamination had been partially removed and modern yellow synthetic mineral fibre batts placed to disguise the contamination. A large amount of loose asbestos insulation was seen when the cornices were removed from the ceiling.

Five samples taken from the timber stud walls once the plasterboard had been removed tested positive for amosite asbestos. The migration, spread and settling of the loose asbestos insulation in this house is extensive and has migrated from the ceiling space to the bottom of the timber stud.

The roof tiles have all been removed and Empire is currently cleaning all the internal areas (except the subfloor). Once the cleaning is complete, Robson's will conduct Scanning Electron Microscopy (SEM) sampling of the timbers and brick walls to determine what if any microscopic fibres remain. After the SEM sampling is completed, work will then begin on the sub floor and more photographic evidence taken before the cleaning begins.

See attached photographs showing the loose asbestos insulation contamination.

Recommendations:

Based on the above information, a meeting should be convened with the relevant government agencies to discuss the implications of these findings and the impact it will have on the advice given to the owners of existing ACT properties that were remediated during the government programme.

Please contact the undersigned should you require further information.

For and on behalf of Robson Environmental Pty Ltd.

Ged Keane
Manager Hazardous Materials
Class A Asbestos Assessor (ACTPLA)
NATA Accredited (Asbestos Fibre Identification & Fibre Counting)
Licence No:2010154
Mobile: 0437 008 656

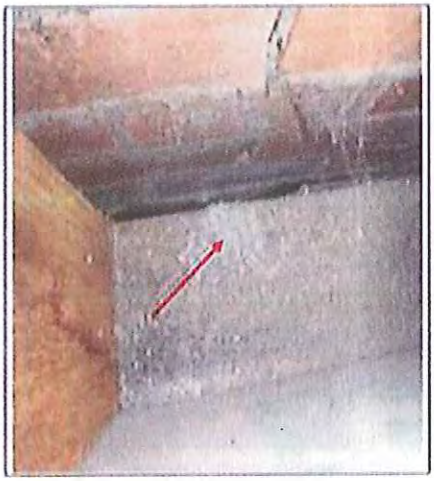
Appendix 1
Photographs of ACM

Photograph 1:
West Gable end wall

Photograph 2:
West Gable end wall

Photograph 3:
Corridor timber stud East end

Photograph 4:
South wall in South East bedroom



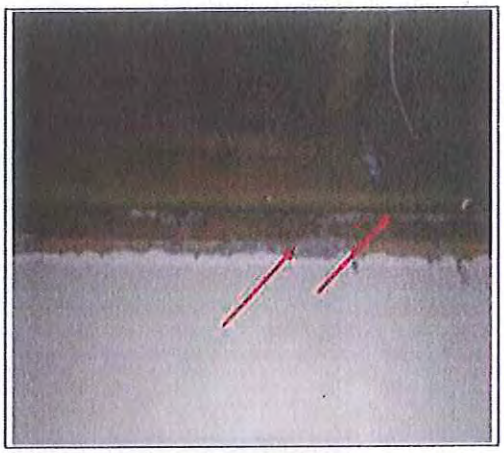
Photograph 5:
South wall in South East bedroom bottom of timber stud

Photograph 6:
Internal timber stud adjacent bathroom

Photograph 7:
Door jamb to bedroom adjacent living room

Photograph 8:
East gable end on wiring

Photograph 9:
Ceiling area with cornices removed



Photograph 10:
Ceiling area with cornices removed

Appendix 2
Certificate of Analysis

Robson

Effective Environmental Solutions

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Fibre Identification Certificate of Analysis

Report Number: 7692 Date of Report: 15.08.2013 Samples Taken by: Robson Environmental Page 1 of 1

Client: Community Services Directorate	Address: 140 Gladstone Street, Fyshwick, Canberra 2609
Attention: Franco Fina	Manager: Ged Keane
Received: 14.08.2013	Telephone: 02 6239 5656
Client Reference: 25 Bradfield Street, Downer	Fax: 02 6239 5669
Email:	Email: [illegible]@robsonenviro.com

Test Specification(s) Employed: AS4964 (2004) & In House Procedure No 2

Methodology Summary

[illegible]

Asbestos Detected: [illegible]
No Asbestos Detected: [illegible]
UMF Detected: [illegible]

Limit of Detection & Reporting Limit

[illegible]

Test report Accredited for compliance with ISO/IEC 17025

Sample No.	Client Ref	Location	Physical Structure	Sample Description	Analysis of Fibrous Content
[illegible]		South wall adjacent loading/pressure units	Fibrous Insulation	7g	Amosite Asbestos Detected
[illegible]		West gable end wall	Fibrous Insulation	6g	Amosite Asbestos Detected
[illegible]		Timber shed at West end of corridor	Fibrous Insulation	5g	Amosite Asbestos Detected
[illegible]		Door jamb to [illegible] adjacent living room	Fibrous Insulation	6g	Amosite Asbestos Detected
[illegible]		East gable end wall	Fibrous Insulation	7g	Amosite Asbestos Detected

NATA

Ged Keane
Approved Identifier

Ged Keane
Approved Identifier

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