



Division 5 Asbestos Report
Residential AOD Withdrawal Unit
137 Holdsworth Road
North Bendigo VIC 3550



July 2021

Report By
Safety Systems Pty Ltd
72 Powells Avenue, East Bendigo VIC 3550
ABN:31096197152
1300 797 312
admin@safetysystems.net.au
www.safetysystems.net.au

3rd August 2021

SSPL Job No 210307-08

Ms Nicole Botham
Administration Assistant – Fleet and Facilities
Bendigo Community Health Services
3 Seymoure Street
Eaglehawk VIC 3550

Sent by email to: NicoleBotham@bchs.com.au

Division 5 Asbestos Report. Residential AOD Withdrawal Unit. 137 Holdsworth Road, North Bendigo 3550.

Dear Nicole,

Safety Systems Pty Ltd are pleased to provide the Division 5 Asbestos Report for the Residential AOD Withdrawal Unit. 137 Holdsworth Road, North Bendigo 3550.

Safety Systems can also assist with our Occupational Hygiene matters such as Asbestos Air Monitoring, Asbestos Removal Clearance Certificates and Asbestos Awareness Training.

Please don't hesitate to contact us on 5442 5449 if we can assist you with any part of this report.

Yours sincerely



PAUL FLOOD

Asbestos Assessor Licence No: LAA001102
FAOQ, CPSIA. BAppSci(Chem). Grad Cert Occ Hygiene
Managing Director
Safety Systems Pty Ltd

Disclaimer

This report has been prepared for the client for the purposes set out herein. The services provided by *Safety Systems Pty Ltd (Safety Systems)* have been conducted with the level of quality and expertise generally associated with activities of this nature. Responsibility is disclaimed for any loss or damage to any party whatsoever.

Safety Systems Pty Ltd does not intend that any other person accept or rely upon it. The information contained in this report is considered to be accurate to the best of our knowledge and belief. *Safety Systems Pty Ltd* cannot guarantee completeness or accuracy of any descriptions or conclusion based on supplied information.

Safety Systems Pty Ltd are unable to assure readers that this register is current. Disturbance, removals, damage, or refurbishment of asbestos containing materials may have taken place since the development of the register.

Contact *Safety Systems* on 1300 797 312 for advice in the first instance.

Distribution

Version	Description SSPL Job No	Copies	Issued
1	210307-08	1 x PDF Copy	03/08/2021

Report By:

Safety Systems Pty Ltd
ABN: 31 096 197 152
72 Powells Avenue, East Bendigo, 3550

Asbestos Assessor:

Megan Floyd – Asbestos Assessor

Report processed by:

Jordan Miller – Administration Officer

Report reviewed by:

Paul Flood – Managing Director

© Document copyright of *Safety Systems Pty Ltd*

Table of Contents

Disclaimer-----3

Distribution-----3

1. Executive Summary-----5

2. Survey Findings-----6

3. Scope-----6

4. Survey Method-----7

5. Report Descriptors-----8

6. Risk Ratings-----9

7. Survey limitations-----11

8. Recommendations-----12

Appendix 1: Asbestos Identification Report-----13

Appendix 2: Photographs-----14

Appendix 3: Asbestos Register-----15

Appendix 4: Site Maps-----17

1. Executive Summary

Safety Systems Pty Ltd (*Safety Systems*) carried out a Division 5 Asbestos audit of the Residential AOD Withdrawal Unit, 137 Holdsworth Road, North Bendigo 3550, in accordance with the Scope of Works herein.

An Asbestos Register has been prepared in accordance with the relevant Regulations and Compliance Codes. The Regulations require that the Asbestos Register be “readily available” to management, staff, contractors and any person who needs to be aware of the asbestos hazard.

Recommended actions and detailed findings are described within this full report. A summary of the asbestos hazards identified are as follows:

FRIABLE ASBESTOS				
Building	Location	Surface	Material	Priority
	No friable asbestos identified			
NON-FRIABLE ASBESTOS				
Building	Location	Surface	Material	Priority
	No non-friable asbestos identified			
INACCESSIBLE AREAS				
Building	Location	Surface	Material	Priority
Main	7 first aid			4
Main	Staff Bathrooms 8,9,10	Shower wall	Ceramic Tile	4
Main	Kitchen 13		Ceramic Tile	4
Main	Laundry 19	Wall	Ceramic Tile	4
Main	Residents Bathrooms 17,18,19,20			4

NEXT AUDIT DATE

The legislation requires that asbestos audits be carried out at less than 5 year intervals. However, for high and medium priority ratings, we may recommend more frequent audits be carried out.

A Division 6 Audit should be carried out on any inaccessible areas prior to works which may cause disturbance. Due to site specific asbestos hazards, *Safety Systems* recommends re-inspection every five years.

2. Survey Findings

Detailed findings of the hazards are summarised in Appendix 3: *Asbestos Register*. The contents of each appendix are described as follows:

- *Appendix 1: Asbestos Identification Report*. Results for asbestos sample analysis provided by an independent NATA accredited laboratory.
- *Appendix 2: Photographs*. Images of specific items described in the Asbestos Register.
- *Appendix 3: Asbestos Register*. List the areas inspected and finding as part of the site audit.
- *Appendix 4: Site Maps*

3. Scope

The scope of the work was to prepare a Division 5 Asbestos Register and report findings

NOTE:

A Division 5 Asbestos Audit: Is a non-invasive audit for buildings that are occupied. There may be areas inaccessible at the time of audit. For example, non-visible adhesives and ceramic tile backing materials.

Division 6 Asbestos Audit: Is a more invasive audit for buildings prior demolition or refurbishment. Destructive and damaging methods may be used to identify asbestos in inaccessible areas. For example, the removal of wall tiles to inspect backing materials and the opening of wall cavities.

Division 5 Asbestos Register Review: Is a review of the current Asbestos Register to assess the condition and existence of ACM listed on that register. This does not include the re-inspection of the building and other asbestos related matters.

4. Survey Method

The objective of the survey was to identify the presence of hazardous materials such as asbestos containing materials.

The survey was conducted in an analytical and methodical manner which included visual inspection of accessible areas and the collection of asbestos samples as required. Records and photographs were taken to report the location, type and condition of the hazardous materials.

- Asbestos was identified visually and suspect materials were sampled and then analysed by a NATA accredited laboratory in accordance with the legislation. Representative sampling was carried out using hand tools to ensure minimal disturbance. Sampling locations were made safe with a covering such as white out or silicon when required.

5. Report Descriptors

ACM: Asbestos-containing material

HSR: Health and Safety Representative

Immediate Action: Stop work and deny access to the affected area

Long Term Action: Within years or prior disturbance, renovation or demolition

Medium to Long Term Action: Within several months or years

NATA: National Association of Testing Authorities

No Asbestos Identified: An independent competent person did not identify any asbestos during the course of the inspection

N/A: Not Applicable

Short Term Action: Within weeks

SSPL: Safety Systems Pty Ltd

Unknown: Could not be determined

6. Risk Ratings

Elimination of asbestos hazards and risks is the most preferred. Planning should include elimination of asbestos as the first option.

Hazard ratings have been developed in consultation with the relevant known published technical standards including but not limited to:

- *Victorian Compliance Code for Managing Asbestos in the Workplace*
- *National Code of Practice How to Manage and Control Asbestos in the Workplace, Safe Work Australia 2011*
- *Asbestos: The Survey Guide, Health and Safety Executive 2012*

Factors considered as a risk in relation to asbestos-containing material include:

- Evidence of physical damage
- Evidence of water damage
- Proximity of air plenums or direct airstream
- Friability of asbestos material
- Requirement for access for building operations
- Requirement for access for maintenance operations
- Likelihood of disturbance of the asbestos material
- Accessibility
- Exposed surface areas
- Environmental conditions

Regulations require the employer and/or person with management control, to eliminate any risk associated with the presence of asbestos. If it is not reasonably practicable to remove the asbestos, the risk must be reduced by enclosing or sealing the asbestos. The following risk ratings have been adopted to assist with priorities and the development of the Asbestos Management Plan:

PRIORITY 1: HIGH RISK - IMMEDIATE ACTION
<p>As a guide, asbestos containing materials present an immediate risk due to damage or likely disturbance. There is an increased risk of asbestos fibres becoming airborne or being transferred to other areas. ACM examples include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Damaged friable or poorly bonded to substrate ▪ Severe damage, instability, or deterioration ▪ Location makes it difficult to contain e.g.; adjacent air conditioning ▪ Debris or dust in accessible area <p>ACTIONS: Access should be restricted to affected area and asbestos risk remediated before re-entry. Conduct air monitoring of affected and adjacent areas if there is a likelihood of persons being affected. Implement other controls in accordance with an Asbestos Management Plan</p>

PRIORITY 2: MEDIUM RISK - MEDIUM TERM ACTION
<p>As a guide, asbestos containing materials may be unstable, likely to deteriorate or be disturbed, but it does not present an immediate risk. Examples include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Damage to non-friable materials such as cement sheeting ▪ Possibility of disturbance through contact or close proximity ▪ Stored materials ▪ Debris in restricted access areas <p>ACTIONS:</p> <p>Access may need to be restricted affected area. Remediate the asbestos hazard by removing, enclosing, or sealing and/or actions in accordance with an Asbestos Management Plan.</p>

PRIORITY 3: LOW RISK – LONG TERM ACTION
<p>As a guide, friable or non-friable materials in a stable condition and effectively sealed against fibre dispersion with low risk of disturbance. Examples include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Materials firmly bonded in good condition ▪ Readily visible for further inspection ▪ Unlikely damage or disturbance <p>ACTIONS:</p> <p>Maintain in stable condition, including labelling, readily accessible asbestos register and periodic inspection. Remove prior to disturbance and/or in accordance with an Asbestos Management Plan.</p>

PRIORITY 4: POSSIBLE ASBESTOS PRESENT
<p>Assume that asbestos is present. The area could not be accessed at the time of audit, or it is uncertain if asbestos is present. The area should be inspected prior to the area being disturbed. Examples include, but not limited to:</p> <ul style="list-style-type: none"> ▪ Area could not be inspected ▪ Ceramic tile backing materials ▪ Floor covering adhesive ▪ Restricted access area ▪ Inaccessible area <p>ACTIONS:</p> <p>Ensure the area is inspected prior disturbance. This may include partial demolition or removal of some structure for access. Maintain in stable condition, including labelling, readily accessible asbestos register and periodic inspection. Remove the asbestos-containing material prior to disturbance and/ or in accordance with the Asbestos Management Plan.</p>

DISTURB RISK
LOW: Low risk of disturbing ACM during normal day to day activities.
MEDIUM: Medium risk of disturbing ACM during normal day to day activities.
HIGH: High risk of disturbing ACM during normal day to day activities.

7. Survey limitations

Safety Systems has carried out this work in accordance with industry best practice, relevant statutory Regulations and Compliance Codes of Practice. Recommendations contained herein, provide practical guidance to assist the duty holder comply with the Regulations, Compliance Codes and relevant Standards.

Quantities of asbestos-containing materials described herein are merely approximations to give an indication about the extent of the hazard; Quantities listed must not be used or relied upon for costings or remediation works.

The wording “No asbestos identified” used herein does not mean “asbestos free”. This report can only be relied upon for observations made in the course of the inspection.

Site audits cannot guarantee to locate the presence of all asbestos. It is not possible to inspect wall cavities, subfloors, spaces, ceiling voids, ducts, plant, inaccessible and areas not known to the auditor at the time. Therefore, without substantial demolition, dismantling or excessive testing, it is not possible to verify that all asbestos has been detected. For example, asbestos cement sheeting was regularly used for concrete formwork and as packing materials in framing.

The Regulations require that inaccessible areas likely to contain asbestos are assumed to contain asbestos until further investigation has determined otherwise. Inaccessible areas may be listed on the Asbestos Register, and consequently must be inspected prior to maintenance, refurbishment or demolition activities likely to disturb the area. It is the responsibility of persons disturbing areas not accessed during the audit to exercise due care. Demolition or refurbishment works should be stopped immediately if suspect materials are visually identified, until a competent person makes an assessment.

If there are any concerning materials not listed in this report, contact *Safety Systems* on 1300 797 312 in the first instance.

8. Recommendations

In order to prevent the exposure of employees, contractors, and members of the public to airborne asbestos fibres, there should be a thorough and systematic approach to managing asbestos in the workplace.

Specific recommendations for asbestos are listed in the Asbestos Register herein. General recommendations for asbestos are listed in the Asbestos Management Plan herein. Further assessment and recommendations may be required.

The Asbestos Management Plan has been developed in accordance with criteria described in the:

- Victorian Compliance Code for *Managing Asbestos in Workplaces* October Worksafe Victoria 2017
- National Code of Practice for *How to Manage and Control Asbestos in the Workplace* Safe Work Australia 2011

The organization may have, or require a broader Asbestos Management Plan, to meet the needs of the business as whole. Contact *Safety Systems* on 1300 797 312 for further advice about any asbestos related matter including registers, management plans, labelling, QR Codes and remediation.

Appendix 1: Asbestos Identification Report



This document shall not be reproduced, except in full. Accredited for compliance with ISO/IEC 17025 - Testing. Accreditation No. 5450, Site No. 18611 Adelaide Laboratory. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards. The information for the entries in the top table, with the exception of date received and date analysed, is provided by the client. The results relate only to the samples tested and are for the sole use by the client.



Going Further in Managing Risk

Greencap Pty Ltd
 ABN: 76 006 318 010
 12 Greenhill Road
 Wayville SA 5034 Australia
 T: 08 8299 9955

Asbestos Identification Report No: 43929

CLIENT:	Safety Systems Pty Ltd	CLIENT CONTACT:	03 5442 5449
ATTENTION:	Brittany White	JOB DATE:	27 July 2021
LOCALITY:	Div 5, 137 Holdsworth Road	RECEIVED IN LAB:	29 July 2021
SAMPLED BY:	As-received	DATE ANALYSED:	2 August 2021

All sample analysis was performed using polarised light microscopy, including dispersion staining, in our Adelaide Laboratory by the method of Australian Standard AS 4964-2004 and supplementary work instruction in-house method LAB04 Asbestos Identification by PLM.

Client ID	Sample Size	Description	Asbestos	Organic Fibre
1-270721	8x7x1mm	Off-white painted grey fibre-cement sheet material	No	Yes

Mostaq Bayazid

Mostaq Bayazid

Approved Identifier and Signatory

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Size and Descriptions are approximate only. Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the Organic Fibre or SMF column or the absence of an Organic Fibre or SMF column implies not detected.

43929-ID Div 5, 137 Holdsworth Road 2021-07-27

Report Date: 3 August 2021

Page 1 of 1

Any and all services carried out by Greencap for the Client are subject to the Terms and Conditions listed on the Greencap website

<https://www.greencap.com.au/terms-conditions> and are governed by our statements of limitation available at <https://www.greencap.com.au/statements-limitation>.

[greencap.com.au](https://www.greencap.com.au)

Adelaide | Auckland | Brisbane | Canberra | Darwin | Melbourne | Perth | Sydney | Wollongong

Appendix 2: Photographs

Legend:

- Red Arrow – Positive for asbestos
- Green Arrow – Negative for asbestos



Photo 2:
No asbestos detected in sample 1-270721. Cement sheet eaves
of Main building.

Appendix 3: Asbestos Register

Photo	Sample	Building	Location	Surface	Material	Condition	Readily accessible	Friable	Comments / Likelihood of disturbance	Hazard Priority*	Hazardous Material	Approx. Qty (m ²)
		Main	Exterior	Roof	Roof Tiles						No	
		Main	Exterior	Wall	Brick						No	
		Main	Exterior	Floor	Concrete						No	
2	1-270721	Main	Exterior	Eaves	Cement Sheet				Sample tested negative for asbestos		No	
		Main	Shared areas 6,1,22,15	Ceiling	Plaster						No	
		Main	Shared areas 6,1,22,15	Wall	brick, block work, plaster						No	
		Main	Shared areas 6,1,22,15	Floor	Carpet on Concrete						No	
		Main	Bedroom 2	Ceiling	Plaster						No	
		Main	Bedroom 2	Wall	brick, block work, plaster						No	
		Main	Bedroom 2	Floor	Carpet on Concrete						No	
		Main	Bedrooms 3,4,5,21						No access at the time of the audit due to clients request. Refer to bedroom 2, however if suspect materials are identified recommend investigation prior to disturbance.		No	
		Main	Offices 11,12,14	Ceiling	Plaster						No	
		Main	Offices 11,12,14	Wall	brick, block work, plaster						No	
		Main	Offices 11,12,14	Floor	Carpet on Concrete						No	
		Main	7 first aid						No access at the time of the audit. Assume asbestos is present until determined otherwise. Engage an asbestos consultant prior to works which may cause disturbance.	4	Asbestos	
		Main	Staff Bathrooms 8,9,10	Ceiling	Plaster						No	
		Main	Staff Bathrooms 8,9,10	Wall	Plaster						No	
		Main	Staff Bathrooms 8,9,10	Floor	Vinyl Sheet						No	

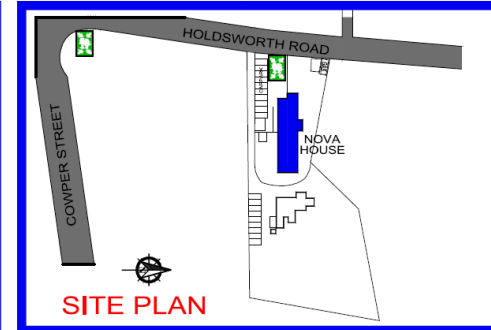
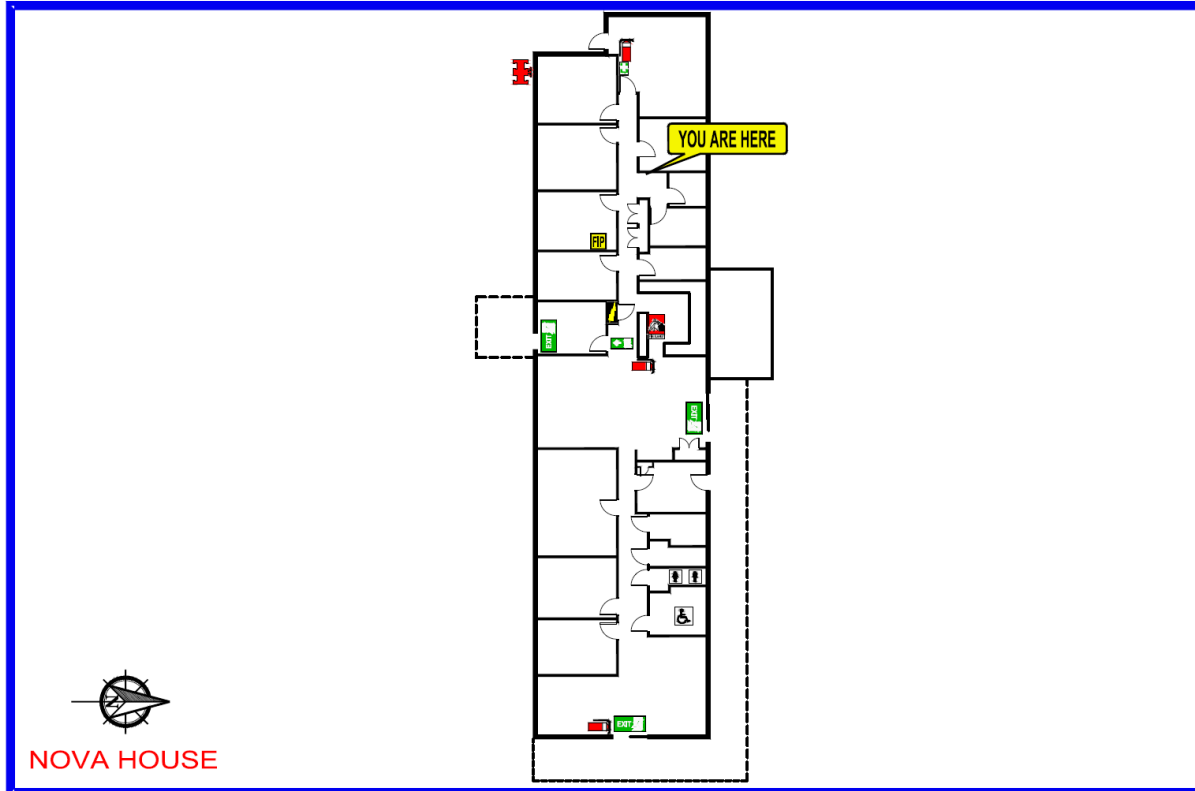
Division 5 Asbestos Report (Job No 210307-08) Residential AOD Withdrawal Unit

Photo	Sample	Building	Location	Surface	Material	Condition	Readily accessible	Friable	Comments / Likelihood of disturbance	Hazard Priority*	Hazardous Material	Approx. Qty (m ²)
		Main	Staff Bathrooms 8,9,10	shower wall	Ceramic Tile				Possible cement sheet behind/beneath ceramic tiles. No access without using destructive methods. Assume asbestos is present until determined otherwise. Engage an asbestos consultant prior to works which may cause disturbance.	4	Asbestos	
		Main	Kitchen 13	Ceiling	Plaster						No	5
		Main	Kitchen 13	Wall	Brick						No	
		Main	Kitchen 13	Floor	Vinyl Sheet on Concrete						No	
		Main	Kitchen 13	splash back							No	
		Main	Kitchen 13		Ceramic Tile				Possible cement sheet behind/beneath ceramic tiles. No access without using destructive methods. Assume asbestos is present until determined otherwise. Engage an asbestos consultant prior to works which may cause disturbance.	4	Asbestos	10
		Main	Laundry 16	Ceiling	Plaster						No	
		Main	Laundry 17	Wall	Plaster						No	
		Main	Laundry 18	Floor	Vinyl Sheet						No	
		Main	Laundry 19	Wall	Ceramic Tile				Possible cement sheet behind/beneath ceramic tiles. No access without using destructive methods. Assume asbestos is present until determined otherwise. Engage an asbestos consultant prior to works which may cause disturbance.	4	Asbestos	
		Main	Residents Bathrooms 17,18,19,20						No access at the time of the audit. Assume asbestos is present until determined otherwise. Engage an asbestos consultant prior to works which may cause disturbance.	4	Asbestos	5

Appendix 4: Site Maps



EVACUATION DIAGRAM BCHS Holdsworth Road



LEGEND

	Dry Chemical Powder Extinguisher		Male Toilet
	CO ² Extinguisher		Female Toilet
	Wet Chemical Extinguisher		Disabled Toilet
	Water Extinguisher		Gas
	Foam Extinguisher		Electrical Switch Board
	Vapourising Liquid Extinguisher		Exit
	Hose Reel		Emergency Warning Intercom System Panel
	Booster		Fire Indicator Panel
	Fire Hydrant		Emergency Call Point
	Fire Blanket		First Aid
	Fire Alarm Bell		Defibrillator
	Manual Call Point		Emergency Evacuation Assembly Area
	Smoke/Fire Door		Warden Intercom Point
			Fire Sprinkler System

YOUR ASSEMBLY AREA IS:

PRIMARY: Front of Site

SECONDARY: Corner Holdsworth Road and Cowper Street

IN ANY EMERGENCY DIAL

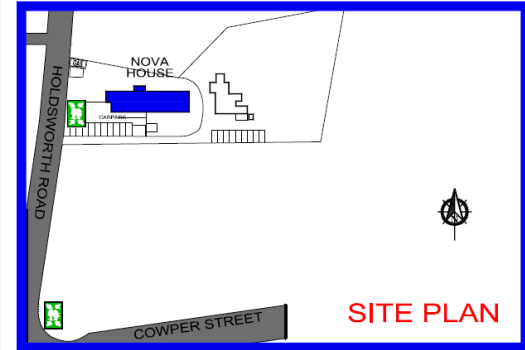
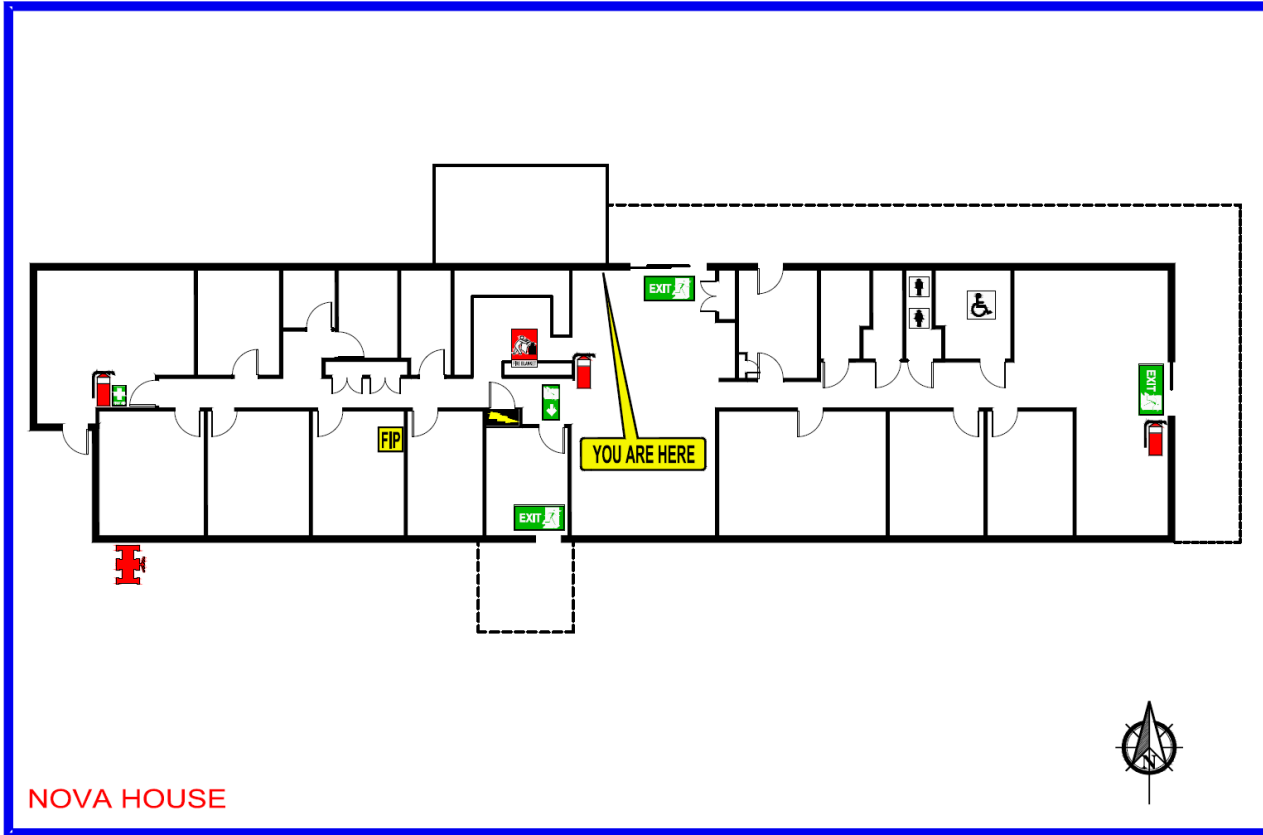
000

AND ASK FOR FIRE BRIGADE, POLICE OR AMBULANCE

DATE: May 2013



EVACUATION DIAGRAM BCHS Holdsworth Road



LEGEND

	Dry Chemical Powder Extinguisher		Male Toilet
	CO ² Extinguisher		Female Toilet
	Wet Chemical Extinguisher		Disabled Toilet
	Water Extinguisher		Gas
	Foam Extinguisher		Electrical Switch Board
	Vapourising Liquid Extinguisher		Exit
	Hose Reel		Emergency Warning Intercom System Panel
	Booster		Fire Indicator Panel
	Fire Hydrant		Emergency Call Point
	Fire Blanket		First Aid
	Fire Alarm Bell		Defibrillator
	Manual Call Point		Emergency Evacuation Assembly Area
	Smoke/Fire Door		Warden Intercom Point
			Fire Sprinkler System

YOUR ASSEMBLY AREA IS:

PRIMARY: Front of Site

SECONDARY: Corner Holdsworth Road and Cowper Street

IN ANY EMERGENCY DIAL

000

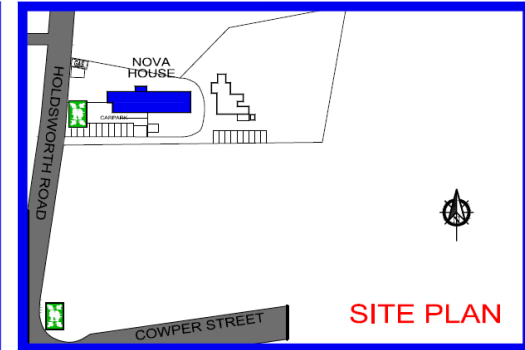
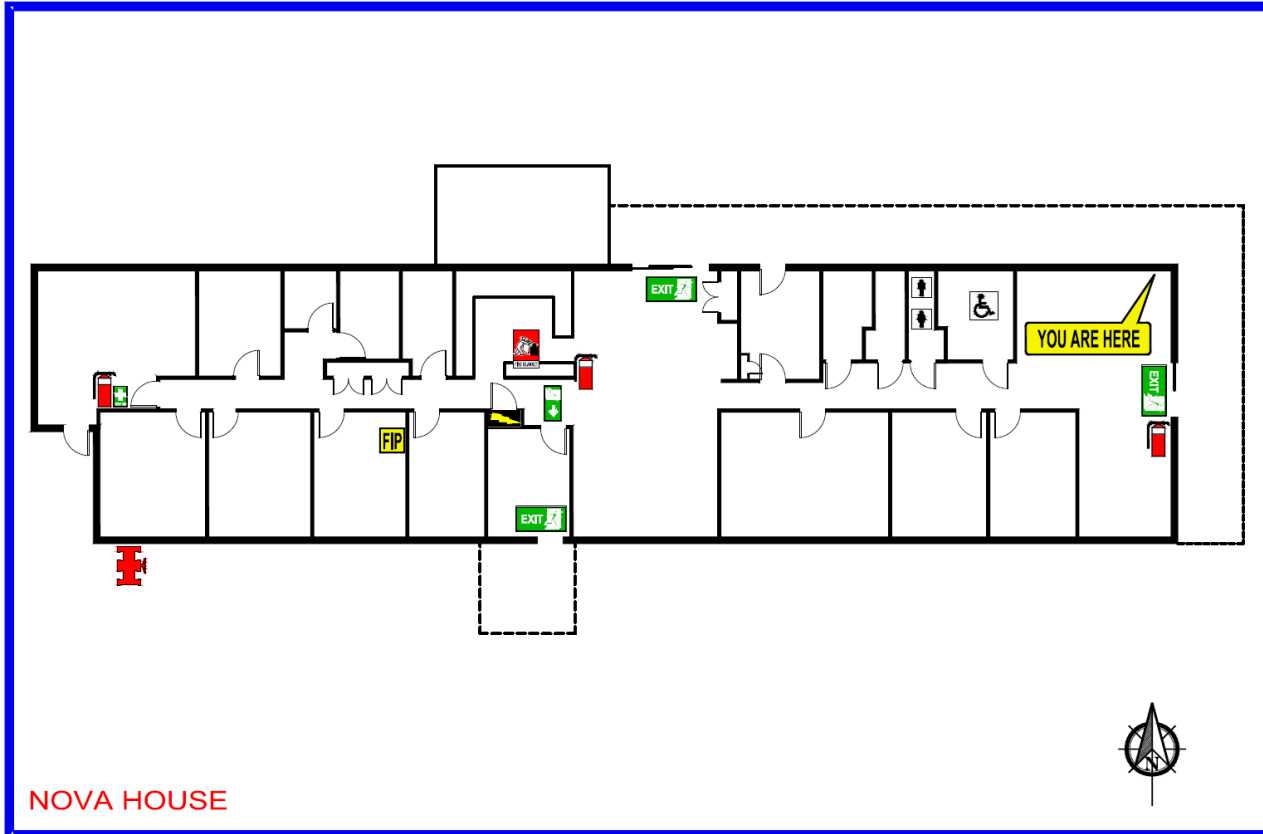
AND ASK FOR FIRE BRIGADE, POLICE OR AMBULANCE

DATE: May 2013



EVACUATION DIAGRAM

BCHS Holdsworth Road



LEGEND

	Dry Chemical Powder Extinguisher		Male Toilet
	CO ² Extinguisher		Female Toilet
	Wet Chemical Extinguisher		Disabled Toilet
	Water Extinguisher		Gas
	Foam Extinguisher		Electrical Switch Board
	Vapourising Liquid Extinguisher		Exit
	Hose Reel		Emergency Warning Intercom System Panel
	Booster		Fire Indicator Panel
	Fire Hydrant		Emergency Call Point
	Fire Blanket		First Aid
	Fire Alarm Bell		Defibrillator
	Manual Call Point		Emergency Evacuation Assembly Area
	Smoke/Fire Door		Warden Intercom Point
			Fire Sprinkler System

YOUR ASSEMBLY AREA IS:

PRIMARY: Front of Site

SECONDARY: Corner Holdsworth Road and Cowper Street

IN ANY EMERGENCY DIAL

000

AND ASK FOR FIRE BRIGADE, POLICE OR AMBULANCE

DATE: May 2013