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Asbestos Audit (Division 6) of First Floor, 22 Little Chapel Street, Prahran Vic



September 2020

Prepared for: City of Stonnington
PO Box 21
Prahran, VIC 3181

Contact: Mr Brian Smith
Senior Project Manager/Building Projects

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AMCOSH Pty Ltd

Job Number: 9439

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1. Introduction

At the request of Mr Brian Smith, Senior Project Manager/Building Projects, City of Stonnington, AMCOSH Pty Ltd conducted an asbestos audit of the first floor located at 22 Little Chapel Street, Prahran on 28th September 2020.

This asbestos audit was undertaken in response to the requirements of Division 6 of the Occupational Health and Safety Regulations 2017, Part 4.4 – Asbestos as the first floor will be undergoing refurbishment work.

2. Sampling and Analytical Method

An inspection of first floor of the premises was undertaken. All visible and reasonably accessible locations where asbestos containing materials were suspected of being present were inspected.

Samples of suspect material were taken in areas where minimal damage to the material would occur and using hand tools to ensure minimal disturbance. Each sample of suspect material was transferred to a numbered sealable plastic bag and returned to the laboratory for analysis. Where the auditor was satisfied that the material contained asbestos without sampling and testing, it is noted in the report.

The samples were analysed for asbestos by polarising light microscopy and dispersion staining (PLM/DS) in accordance with AMCOSH's scope of NATA accreditation. A copy of the analytical report is provided in Appendix I of this report.

3. Scope of Audit

The aims of this audit were to:

- i. Determine the location, type, extent and condition of asbestos containing materials; and
- ii. Recommend action to minimise the exposure of occupants and onsite workers to asbestos fibres.

This report should only be used as a guideline for the purposes of providing cost estimates for the removal of the approximate quantities of asbestos containing materials identified as part of this audit. Parties requested to provide these costs should conduct their own estimates of the quantities of asbestos containing materials to be removed.

4. Inaccessible Areas

It is impossible to sample every surface material, e.g. wall, ceiling and floor. It is therefore assumed in this report that the locations sampled are representative of other similar areas which were inspected but not sampled. Because we conducted only limited destructive testing and the premises are currently occupied and operational, we cannot fully guarantee that any future demolition work will not reveal asbestos containing materials in hitherto inaccessible or unsuspected locations. Any suspect materials found in those locations should be tested before proceeding with any work. We are however confident that no major accessible structures have been overlooked.

5. Documentation of Findings

The detailed findings of this audit presented in this report consist of:

- **Asbestos register:** listing all the asbestos containing materials identified as part of this audit including their location, accessibility and type of material. (Refer Section 5.1 below). Where the auditor was satisfied that the material contained asbestos without sampling and testing, it was thus recorded. Where the taking of a sample was impractical, the audit record shows that asbestos is present if in the auditor's opinion, this was the only safe assumption to make.

The asbestos register and audit findings table contain a priority rating system. The different types and conditions of asbestos materials should be dealt with in accordance with the following:

Priority 1: High risk potential

Asbestos containing materials are in a damaged or friable and exposed state, such that asbestos fibres are being or are likely to be released into the atmosphere. Prompt abatement of the asbestos hazard is recommended.

Priority 2: Medium risk potential

Asbestos materials while not representing a substantial risk are subject to deterioration or possible disturbance and possible future risk.

Priority 3: Low risk potential

Asbestos materials are stable, non-friable and/or sealed against dispersion of fibres to the atmosphere. Health risk is negligible if left in-situ.

Priority 4 Possibly contains Asbestos

If it is uncertain as to whether there is asbestos present, or there are inaccessible areas that are likely to contain asbestos, the areas or materials must be "deemed that asbestos is present". Health risk is negligible if left undisturbed under the control of an asbestos risk management plan.

- **Analytical report:** this appended report contains the NATA endorsed results of the laboratory analysis of material samples that were taken. The result sheets contain the audit sample number (with a cross reference to the laboratory number), the location from which the sample was taken, the sample description and the results: chrysotile, amosite and crocidolite, which are respectively the names of white, brown and blue asbestos, listed in increasing degree of hazard. (Refer Appendix I)
- **Audit Findings table:** containing the detailed tabulated results of this audit. (Refer Appendix II)
- **Photographs:** showing the location of items of interest such as inaccessible locations and asbestos containing materials (Refer Appendix III).
- **Site plan:** showing audited areas (Refer Appendix IV)

5.1 Asbestos Register:

22 Little Chapel Street, Prahran- First Floor

Location	Surface	Qty (Approx)	Access	Sample	Photo	Asbestos Detected	Material	Condition	Priority	Condition/Comment
Toilets	Floor	12m ²	Good	AI20/1349	1	YES	Vinyl floor tiles	Good	3	Beige
Shower Room	Floor	8m ²	Good	Refer AI20/1349	-	YES	Vinyl floor tiles	Good	3	Beige
Kitchen	Floor	15m ²	Good	Refer AI20/1349	2	YES	Vinyl floor tiles	Good	3	Beige
Stairs/Foyer	Floor below carpet	20m ²	Good	Refer AI20/1349	3	YES	Vinyl floor tiles	Good	3	Beige
External Porch/Entry	Facia	4m ²	Fair	AI20/1353	4	YES	Cement sheeting	Good	3	Painted

6. Discussion/ Recommendations

Asbestos containing materials may be divided into friable and non-friable types. According to the Asbestos Regulations, "friable asbestos containing material" is defined as: "when dry, may be crumbled, pulverised or reduced to powder by hand pressure, or as a result of a work process becomes such that it may be crumbled, pulverised or reduced to powder by hand pressure;".

6.1 Friable asbestos materials

No friable asbestos containing materials were identified as part of this audit.

6.2 Non-friable asbestos materials

The non-friable asbestos containing materials identified as part of this audit were:

- Asbestos vinyl floor tiles
- Asbestos cement sheeting

6.3 Regulatory Requirements

Demolition or refurbishment work must be carried out in compliance with Division 6 of the regulations. This part requires that this risk assessment be reviewed having regard to the proposed works. This is to determine whether the proposed works will involve inaccessible areas identified in this assessment and listed under Section 4 of this report and as Priority 4 items in the Audit Findings Table and also to ensure that any identified asbestos materials, which may become disturbed as a result of the works, are removed prior to such works.

The following is a list of regulatory requirements that should be met prior to any demolition/refurbishment works:

- The employer must inform persons engaged to do any work likely to disturb the asbestos containing materials of the asbestos register and provide access to it if requested. A copy of this report is to be made available to the contractor/s engaged to perform the proposed refurbishment/demolition.

It must be noted however, that no employer or self-employed person must use a brush, high-pressure water jet, power tool or similar instrument on asbestos containing materials unless its use is controlled.

- Any identified asbestos containing materials, which may become disturbed as a result of refurbishment/demolition works, must be removed prior to such works.
- Removal of friable asbestos containing materials must be done by a Class A licensed asbestos removalist- no friable asbestos containing materials were identified as part of this audit.

- Limited removal of non-friable asbestos materials such as mastic by unlicensed people, i.e. in-house, is allowed provided it is less than 10 square metres in total and it does not take more than 1 hour in any period of 7 days. However, such removal must comply with Division 8 of the regulations, which require that certain measures be adopted as part of the works.
- The removal of quantities greater than 10 square metres or if an external contractor is engaged to remove any amount of non-friable material; he/she must hold a Class A or B asbestos removal license. In addition, the materials must be disposed according to EPA regulations as asbestos contaminated waste.
- Employers who have been informed of any asbestos removal works must inform their employees in the immediate and adjacent areas of the proposed removal work prior to the asbestos removal work commencing.



Antonia Marolias

**HAZARDOUS MATERIALS AUDITOR/
OCCUPATIONAL HYGIENE TECHNICIAN**



Yanel Lara
MAppSc, FAIOH, Certified Occupational Hygienist[®]
PRINCIPAL OCCUPATIONAL HYGIENIST



Appendix I
Analytical Report



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City of Stonnington
PO Box 58
Malvern VIC 3144
Attn: Mr Brian Smith

Certificate of Analysis- Asbestos Identification

Job No: 1349 **Date of Report:** 05/10/2020

Type of sample/s: Bulk sample/s

Sampled by: Client- Sample/s analysed as received.
 AMCOSH- Sampling by AMCOSH not covered by scope of accreditation

Date Sampled: 28/09/2020 **Date Received:** 29/09/2020

Date of Analysis: 05/10/2020

Sampling location: First floor of 22 Little Chapel Street, Prahran VIC 3181

Test Method: Sample/s examined by Polarised Light Microscopy with Dispersion Staining (PLM/DS) by the methods of AS 4964 and supplementary work instruction in-house method 4. The reporting limit of the method is 0.1g/kg (0.01% w/w).

Audit Ref No	Lab No	Sample source	Sample description	Fibres detected by PLM/DS
1	AI20/1349	1 st floor – Toilet Floor Vinyl floor tiles	Tan coloured pieces with yellow adhesive on back, approx. 9x4.8x0.2cm ³	Chrysotile Asbestos
2	AI20/1350	1 st floor – Kitchen Behind ceramic wall tiles around sink Cement sheeting	Layered grey sheeting pieces, approx. 6.3x2.7x0.3cm ³	No Asbestos Detected Organic Fibre
3	AI20/1351	1 st floor – Kitchen Below sink in cupboard Undercoat	Black fragments, approx. 1.8x0.2x<0.1cm ³	No Asbestos Detected Organic Fibre



Accredited for compliance with ISO/IEC 17025- Testing. The results of the tests and/or measurements included in this document are traceable to Australian/National standards.

ACCREDITED FOR
**TECHNICAL
COMPETENCE**

NATA Accreditation No 2867

NOTE: Samples are kept in storage for a period of 3 months from sample receipt date, after which they are disposed of appropriately.

Audit Ref No	Lab No	Sample source	Sample description	Fibres detected by PLM/DS
4	AI20/1352	1 st floor – Throughout Window seals Putty	White surfaced grey pieces, approx. 2.7x0.4x0.1cm ³	No Asbestos Detected
5	AI20/1353	1 st floor – External porch/entry Facias Cement sheeting	Sheeting fragments attached to multiple surface layers, approx. 2.5x0.7x0.1cm ³	Chrysotile Asbestos

Approved Identifier
and Authorized Signatory:



Yanel Lara

Appendix II
Audit Findings Table

Audit Findings Table: 22 Little Chapel Street – First Floor

Location	Surface	Sample	Asbestos Detected	Priority	Material	Comments
Toilet	Floor	AI20/1349	YES	3	Vinyl floor tiles	Beige. Refer photograph 1
	Floor below vinyl floor tiles	-	-	-	Concrete	-
	Behind ceramic wall tiles	-	-	-	Concrete	-
	Ceiling	-	-	-	Plaster	-
	Walls	-	-	-	Concrete	-
	Cubicle partitions	-	-	-	Concrete	-
Shower Room	Floor	Refer AI20/1349	YES	3	Vinyl floor tiles	Beige
	Floor below vinyl floor tiles	-	-	-	Concrete	-
	Walls	-	-	-	Concrete	-
	Ceiling	-	-	-	Plaster	-
	Behind ceramic wall tiles	-	-	-	Concrete	-
	Ceiling	-	-	-	Plaster	-
	Hot water service	-	-	-	Insulation	Synthetic mineral fibre
Ceiling Space throughout	Floor	-	-	-	Insulation	Synthetic mineral fibre batts noted
	Walls	-	-	-	Brick	-
	Roof	-	-	-	Metal	-
Kitchen	Floor	Refer AI20/1349	YES	3	Vinyl floor tiles	Beige Refer photograph 2
	Floor below vinyl floor tiles	-	-	-	Timber	-
	Around oven behind ceramic wall tiles	-	-	-	Concrete	-

Location	Surface	Sample	Asbestos Detected	Priority	Material	Comments
Kitchen	Behind ceramic wall tiles around sink	AI20/1350	NO	-	Cement sheeting	Not painted Refer Photograph 5
	Below sink in cupboard	AI20/1351	NO	-	Undercoat	Black. Refer Photograph 6
Throughout	Window seals	AI20/1352	NO	-	Putty	White
	Pipework	-	-	-	Metal	-
Office 1	Floor below carpet	-	-	-	Timber	-
	Walls	-	-	-	Concrete	-
	Ceiling	-	-	-	Plaster	-
Office 2	Floor below carpet	-	-	-	Timber	-
	Walls	-	-	-	Concrete	-
	Ceiling	-	-	-	Plaster	-
	Pipe work	-	-	-	Metal	-
Office 3	Floor below carpet	-	-	-	Timber	-
	Walls	-	-	-	Concrete	-
	Ceiling	-	-	-	Plaster	-
Stairs /oyer	Floor below carpet	Refer AI20/1349	YES	3	Vinyl floor tiles	Beige Refer Photograph 3
	Floor below vinyl floor tiles	-	-	-	Timber	-
	Walls	-	-	-	Brick	-
	Ceiling	-	-	-	Plaster	-

Location	Surface	Sample	Asbestos Detected	Priority	Material	Comments
Office 4	Floor below carpet	-	-	-	Timber	-
	Walls	-	-	-	Brick & Plaster	-
	Ceiling	-	-	-	Plaster	-
Office 5	Floor below carpet	-	-	-	Timber	-
	Walls	-	-	-	Brick & Plaster	-
	Ceiling	-	-	-	Plaster	-
Open space	Floor	-	-	-	Timber	-
	Walls	-	-	-	Brick & Plaster	-
	Ceiling	-	-	-	Plaster	-
	Electrical switchboard	-	-	-	Metal	No electrical board noted in cabinet. Refer photograph 7
External Porch entry	Floor	-	-	-	Plywood	-
	Ceiling	-	-	-	Corrugated metal	-
	Walls	-	-	-	Brick & Plywood	-
	Upper facia	AI20/1353	YES	3	Cement Sheeting	Painted. Refer Photograph 4

Appendix III

Photographs



Photograph 1: Toilet – Asbestos vinyl floor tiles



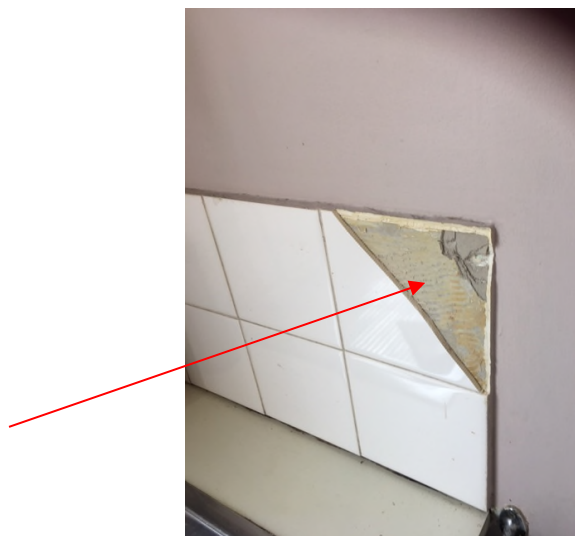
Photograph 2: Kitchen- Asbestos vinyl floor tiles



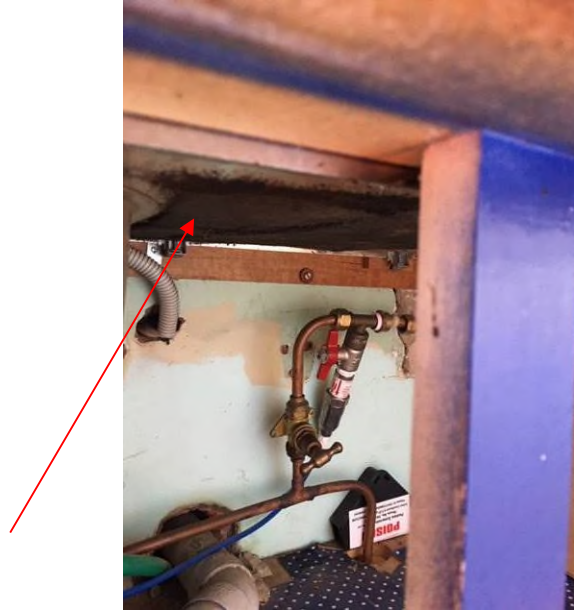
Photograph 3: Stairs/Foyer- Asbestos vinyl floor tiles below carpet



Photograph 4: External- Asbestos cement sheeting



Photograph 5: Kitchen- Non-Asbestos cement sheeting behind tiles



Photograph 6: Kitchen- Non- Asbestos coating below sink



Photograph 7: Open space- No electrical switchboard noted in cupboard

Appendix IV

Site Plan

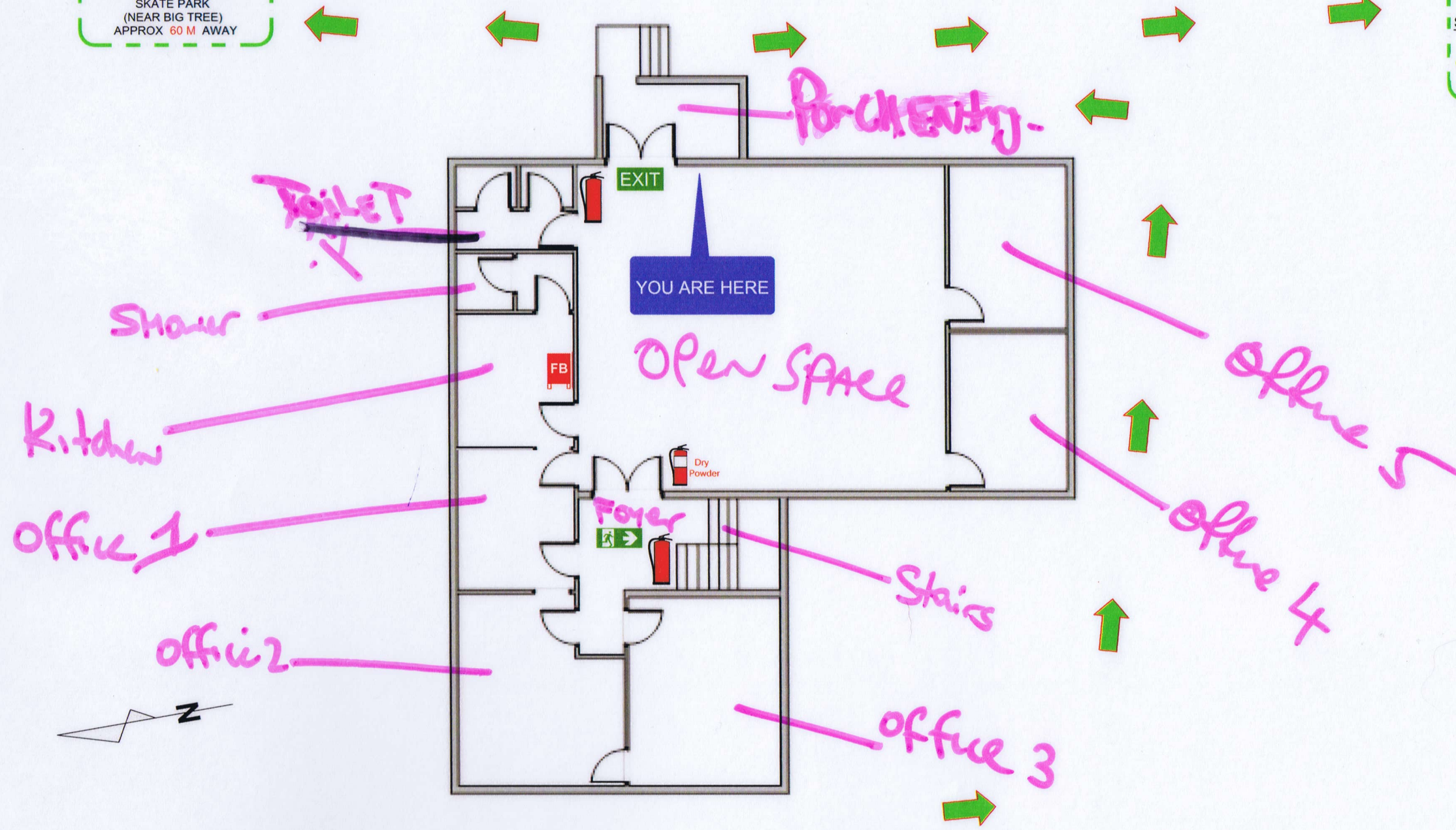
EVACUATION DIAGRAM

STONNINGTON YOUTH SERVICES
22 LITTLE CHAPEL STREET, PRAHRAN



PRIMARY EVACUATION ASSEMBLY AREA
SKATE PARK
(NEAR BIG TREE)
APPROX 60 M AWAY

SECONDARY EVACUATION ASSEMBLY AREA
OVAL NEAR AQUATIC CENTRE
APPROX 100 M AWAY



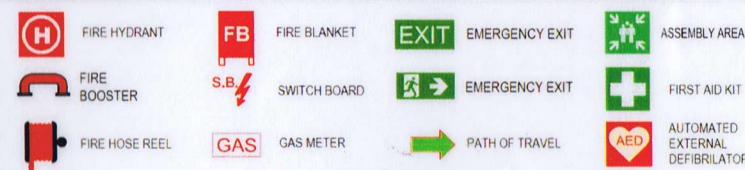
Little Chapel Street

First Floor Plan

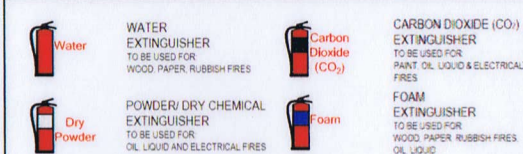
FIRE ORDERS

1. Assist any person in immediate danger, only if safe to do so.
2. Close door behind you.
3. PHONE FIRE BRIGADE ON 000 WHERE AVAILABLE USE THE BREAK GLASS ALARM
4. If safe, attack the fire using the appropriate fire extinguisher or fire blanket.
5. Evacuate to the Assembly Area & ensure everyone is accounted for.
6. Remain at the Assembly area until advised by Emergency services

LEGEND - SYMBOLS



LEGEND - FIRE EXTINGUISHERS



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