

Asbestos Survey Report

Croquet Club
31 Rushton Street
Burswood WA 6100



Prepared For: Town of Victoria Park
99 Shepperton Road
Victoria Park, 6100

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SUMMARY OF FINDINGS

Aurora Environmental was engaged by the Town of Victoria Park to conduct an investigation into the presence of, and likely risks of exposure to, asbestos containing materials (ACM) at the Croquet Club, Rushton Street, Burswood WA 6100.

The investigation involved a non-intrusive occupancy type survey to identify and conduct sampling to confirm the presence and condition asbestos containing materials (ACM) at the site, with the details of analysis results and relevant risk assessments included in an Asbestos Register for the site.

The following ACM have been identified during the site investigations:

Non-friable ACM¹

- Electrical mounting board internal to entrance;
- Fibre cement walls throughout the site; and
- Fibre cement fence panels and capping - Southwest fence boundary.

The fibre release risk of all materials has been assessed in accordance with the risk algorithm contained in this report. The risk rating can be found in the asbestos register in this report and should be read in the context of the potential for such materials to be disturbed during occupancy of the site, which may change during maintenance or other infrequent activities.

There is no requirement to remove ACM providing it does not pose a health risk to occupants. However, if ACM is to remain in the workplace, the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)] requires that it be labelled and managed in accordance with an asbestos management plan (AMP).

Recommendations and additional comments are used in the asbestos register, which are based on the material risk assessment, information gathered on site regarding the accessibility of the ACM and any additional details gleaned regarding activities at the ACM locations.

Note that the type of survey conducted was non-intrusive and therefore suitable for assessing normal occupancy risk of the site. This type of survey may not be suitable for refurbishment, demolition or other work which may reveal materials which were concealed or not accessible at the time of the survey. Reference should be made to the access restrictions and general survey exclusions detailed within this report.

This report including the site asbestos register is to be made available to occupants of the site who may come into contact with ACM whilst on site, including contractors or visitors.

Note that changes in Occupational Safety and Health legislation are being introduced by the Government of Western Australia in 2022, which will replace the ones referenced in this document. Therefore some of the duties for the management of asbestos in the workplace may change.

¹ ACM which are not friable and referred to as 'bonded' ACM where the asbestos fibres are bound within a stable matrix.

1 INTRODUCTION

At the request of Town of Victoria Park, Aurora Environmental (Aurora) has conducted an investigation into the presence of, and likely risks of exposure to, asbestos containing materials (ACM) at the Croquet Club, Rushton Street, Burswood WA 6100.

The purpose of the investigation was to identify ACM through a non-intrusive inspection and conduct sampling of suspected ACM and produce an asbestos register for the site with the condition and risk assessment of these materials and make recommendations as necessary.

The survey was conducted on 19/01/22 by Simon Harrop of Aurora Environmental. Simon Harrop is an experienced asbestos surveyor operating within Aurora's Inspection Body, accredited by NATA² to ISO/IEC: 17020(2012)³.

1.1 AREAS NOT ACCESSED

Occupancy type surveys employ non-intrusive methods and are appropriate for identifying ACM which could be contacted during normal occupancy and use of the site and in areas which are safe for the surveyor to inspect at close quarters. Inaccessible areas are therefore excluded from the survey unless stated in the asbestos register and are summarised in Section 4 - Survey Methodology for reference.

No such inspection can be regarded as absolute in that materials may later be found during dismantling of buildings and structures in areas not accessed during the inspection. Where refurbishment or demolition of structures is planned, advice should be sought from a competent person as to whether an intrusive type survey is required.

² National Association of Testing Authorities, Australia

³ ISO/IEC 17020 Conformity assessment - Requirements for the operation of various types of bodies performing inspection

Site	Croquet Club (BD-124)	Survey Type	Asbestos Survey (Occupancy)	Client Contact	Dennis Wakeham	Surveyor Name	Simon Harrop
Address	Rushton Street, Burswood WA 6100	Client	Town of Victoria Park	Survey Date	19 January 2022	Review Date	January 2025

MASTER REGISTER ITEM NO.	LEVEL / AREA	ROOM / LOCATION	MATERIAL APPLICATION	MATERIAL DESCRIPTION	APPROACH	SAMPLE REFERENCE	ASBESTOS TYPE	FRIABILITY	SURFACE PROPERTIES	PRODUCT TYPE / MATERIAL	CONDITION	FIBRE RELEASE POTENTIAL	DISTURBANCE POTENTIAL	RECOMMENDED ACTION	COMMENTS
808	Clubhouse	Entrance Area to wall	Electrical Mounting Board	Zelemite Mounting Board	S	B9082	Chrysotile	Non-Friable	Composite	Composite	Good condition	Low	Low	Manage in accordance with AMP	Site surveyed for first time 2022
809	Clubhouse	Main Hall Area	Walls throughout	Fibre Cement Product	S	B9083	Chrysotile Crocidolite	Non-Friable	Sealed cements	Fibre cement Product	Good condition	Low	Low	Manage in accordance with AMP	
810	Clubhouse	Kitchen and End room (Servery)	Walls	Fibre Cement Product	S	B9084	Chrysotile Crocidolite	Non-Friable	Sealed cements	Fibre cement Product	Low damage (dislodged)	Low	Low	Patch repair/remove Manage in accordance with AMP	
812	Shed adjoining toilets	Shed walls	Wall cladding internal/external	Fibre Cement Walls	S	B9088	Chrysotile	Non-Friable	Unsealed	Fibre Cement Product	Low Damage	Low	Low	Manage in accordance with AMP	
813	External Perimeter	Southwest Fence Boundary	Fence Panels	Fibre Cement Fence	S	B9089	Chrysotile Amosite	Non-Friable	Unsealed	Fibre Cement Product	Low Damage	Low	Low	Manage in accordance with AMP	Patch repair on Northern end of fencing
811	Changeroom	Floor	Floor Covering	Vinyl Sheeting (Hessian Backing)	PS	B9087	No Asbestos Detected	-	-	-	-	-	-	None	
814	Clubhouse	Entrance Area - Walls	Wall Panels	Fibre Cement Product	S	B9080	No Asbestos Detected	-	-	-	-	Low	Low		
815	Clubhouse	Entrance Area & Throughout - Ceiling	Ceiling Panels	Fibre Cement Product	S	B9081	No Asbestos Detected	-	-	-	-	Low	Low		Sampled Main room & kitchen - including covering strip
816	Clubhouse	Kitchen - Under Sink	Sound Dampener to underside of sink	Sink Pad	S	B9085	No Asbestos Detected	-	-	-	-	Low	Low		
817	Clubhouse	Kitchen and Servery - Floor	Vinyl Sheeting	Vinyl Sheeting	S	B9086	No Asbestos Detected	-	-	-	-	Low	Low		

KEY - APPROACH COLUMN

The approach column in the register indicates the approach that the surveyor has taken to assessing whether a material contains or is likely to contain asbestos. Not all individual aspects of building elements can be sampled on such surveys as this would be very labour intensive and likely require much higher sample numbers. Also not all suspect items can be inspected at close quarters due to access issues. Therefore a number of approaches are used by the surveyor to develop the register, which range from sampling the material to suspecting it to potentially contain asbestos.

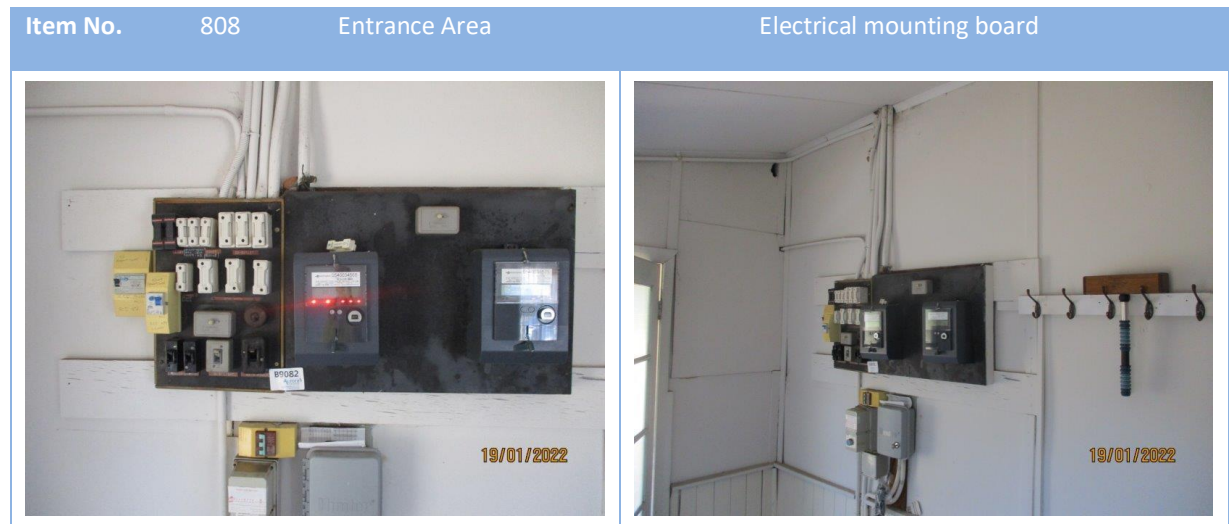
S = Sampled - the material has been sampled as indicated

X = Cross referenced - the material has been cross referenced to another sampled material as the surveyor considers it is likely to be the same type of material. A conservative approach is usually taken with cross referencing.

P = Presumed likely to contain asbestos by the surveyor - treat as ACM unless proven otherwise later by sampling.

Sus = Suspected by the Surveyor that asbestos may be present but was unable to gain access for close inspection or sampling.

PHOTOGRAPHS





2 CONCLUSIONS AND RECOMMENDATIONS

Asbestos-containing materials (ACM) have been identified at the site as detailed in the asbestos register. Asbestos presents a health risk through inhalation of fibres made airborne during disturbance of ACM.

ACM do not spontaneously release fibres and will only do so upon sufficient disturbance which, for non-friable materials in good condition, requires significant mechanical action such as drilling, sanding or otherwise abrading. For friable ACM (or non-friable ACM in poor condition), minimal disturbance or even light handling can cause fibre release.

The actual risk is dependent on a number of factors including the friability of the material, its condition, type, location, duration of fibre release and duration of exposure.

Therefore, identifying where ACM is in the workplace and avoiding its disturbance unless in accordance with strict controls are key to managing this risk.

2.1 GENERAL RECOMMENDATIONS

The following should be considered in the management and control of ACM:

- ACM may remain in-situ where its condition and location does not pose a health risk to occupants;
- For ACM to remain in-situ it must be labelled and managed in accordance with an asbestos management plan (AMP);
- Handling and/or removal of ACM should only be conducted by persons who are suitably trained, competent and supervised, in a way in which fibre release is minimised and inhalation prevented under a safe work procedure;
- Where removal of ACM is considered, advice should be sought from a competent person on the licencing requirements for asbestos removalists depending on the type (friable or non-friable) and quantity of ACM to be removed;
- If removal of ACM is planned, this should be done in accordance with a comprehensive Asbestos Removal Control Plan (ARCP) developed by the person who is to carry out such work;
- An asbestos removal company holding either a WA Restricted or Unrestricted Asbestos Removal Licence must be used to conduct the removal of > 10m² of non-friable ACM. An asbestos removal company holding a minimum of an Unrestricted Asbestos Removal Licence must be used to conduct the removal of friable ACM;
- If refurbishment or demolition of parts of the site is planned, advice should be sought from a competent person as to whether an intrusive survey is required in the potentially affected areas and procedures implemented for managing previously concealed 'new finds'.

3 SURVEY METHODOLOGY

Surveys for the presence of asbestos-containing materials are undertaken considering a risk management approach, in accordance with state legislative requirements and codes of practice including:

- Code of Practice for the Management and Control of Asbestos in the Workplace [NOHSC: 2018 (2005)], sections 9.1 to 9.4, and 10; and
- Code of Practice - How to Manage and Control Asbestos in the Workplace, Feb 2016, Safe Work Australia, sections 2.2 to 2.4, 3.1 and 3.2.

NATA accredited laboratory analysis of samples, where required, is conducted in accordance with:

- Australian Standard 4964-2004: Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques, including Synthetic Mineral Fibres and Organic Fibres.

All samples for analysis are uniquely identified and transported under chain of custody to the approved independent laboratory for analysis.

The survey involves the onsite investigation for the presence and condition of ACM through visual assessment and, where necessary, sample analysis. Data is collected during the site inspection, from previous documents (where provided) and occupants, owners where necessary.

A risk assessment is conducted based on a number of factors associated with identified/suspected ACM including its friability, condition, type and location/accessibility at the time of inspection as detailed within this report and the risk assessment algorithm detailed in this report.

The risk rating can be found in the asbestos register in this report and should be read in the context of the potential for such materials to be disturbed during occupancy of the site. A friable material, for example, with a high fibre release risk rating may present a low health risk to occupants if located in an area which is normally inaccessible to occupants, such as a roof void. However during infrequent work such as repairs, maintenance and upgrades, access into the roof void may change the risk assessment.

Sampling of materials did not form part of the agreed scope during this investigation although previous sampling and analysis results are referenced in the updated asbestos register.

3.1 GENERAL SURVEY EXCLUSIONS

The following are general survey exclusions which must be considered when reading the asbestos register:

- Live electrical cabinets, equipment, plant and systems;
- Internal aspects of ventilation systems, fixed plant or machinery;
- Within service risers and ducts unless unlocked access doors/panels were provided;
- Within confined spaces;
- Below fixed flooring and underground services;
- Above fixed ceilings other than adjacent to those areas where readily removable access panels were provided and safe to access;

- Behind solid walls and within wall cavities;
- Behind decorative finishes and tiles etc.;
- Internal cores of fire doors;
- High-level building elements where height access equipment may have been required.

4 MATERIAL RISK ASSESSMENT ALGORITHM

The following risk algorithm has been used in the survey in order to assess the fibre release potential associated with individual asbestos containing materials identified. Other than fibre type, parameters are scored between 0 and 3 with low scores equivalent to a low-risk of fibre release.

ASBESTOS FIBRE TYPE

SCORE	DESCRIPTION EXAMPLES
1	All Asbestos types and combinations of fibre types including Chrysotile, Amosite and Crocidolite

SURFACE TREATMENT

0	Composite materials including bitumen-based materials, vinyl floor tiles, reinforced plastics, mastics & resins
1	Friable materials which are enclosed within/behind a sturdy non-asbestos material, asbestos cements, low density board with accessible face painted/encapsulated
2	Unsealed low density board, painted or encapsulated lagging/insulation
3	Unsealed lagging/insulation or sprayed coatings

PRODUCT TYPE / MATERIAL

1	Non-friable ACM. Composite materials including bitumen-based materials, vinyl floor tiles, reinforced plastics, mastics & resins, asbestos cement
2	Potentially friable ACM. Low density board (LDB), millboard, textiles, gaskets, ropes, paper, felts. Non-friable ACM where the material matrix has broken down.
3	Friable ACM. Thermal insulation (non-textile), pipe lagging, sprayed coatings, loose friable asbestos material/packing, severely fire damaged non-friable ACM .

CONDITION (EXTENT OF DAMAGE)

0	No visible damage/deterioration. Good condition.
1	Low/minor damage/deterioration. Few scratches / marks, broken edges
2	Moderate damage/deterioration. Significant breakage / damage, several small areas of damage/deterioration revealing loose fibres.
3	High damage/deterioration, delamination or breakdown of matrix with unbound asbestos fibres.

From the above table variables a total score is determined for each ACM from the addition of all individual scores. The total score obtained is then compared to the ratings in the table below and indicated in the register. **Non-asbestos materials are not scored.**

TOTAL SCORE	FIBRE RELEASE RISK UPON DISTURBANCE (OR HANDLING)
2 - 4	Low
5 - 7	Moderate
8 - 10	High

The above total score relates to the potential for fibre release from the material should it be handled or disturbed, given the material properties assessed during the inspection. Should changes occur over time, for example if the condition of the materials change due to damage or deterioration; then the fibre release potential may change and should be reassessed.

4.1 DISTURBANCE POTENTIAL

The above material assessment looks at the potential for a material to release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment present the highest health risk to occupants as they may, for example, be located in inaccessible areas and therefore be highly unlikely to be handled or disturbed. The potential for ACM to be disturbed therefore should be considered as part of the overall health risk assessment.

It is not possible for the asbestos surveyor to understand and record all potential disturbance scenarios, which may include periodic or random events such as routine or breakdown maintenance or refurbishment activities. However it is usually possible to assess the likelihood of disturbance during normal occupancy of an area in which ACM is present. The following terms are therefore used in the register to describe the potential for ACM to be accessed and disturbed (with the potential to release respirable fibres), based on Aurora's understanding of the accessibility and normal occupancy of ACM locations at the time of the inspection.

DESCRIPTOR	DESCRIPTION EXAMPLES
Low	The material is usually inaccessible or rarely likely to be disturbed e.g.: <ul style="list-style-type: none">• material is isolated or enclosed preventing access;• material is located in areas not normally accessed by occupants.
Moderate	The material is occasionally likely to be disturbed e.g.: <ul style="list-style-type: none">• material is accessible, but disturbance is unlikely
High	The material is accessible and periodic or routine disturbance is likely
Almost Certain	The material is almost certain to be disturbed, likely due to planned works

5 RELEVANT LEGISLATION AND CODES

- Occupational Safety and Health Act 1984;
- Occupational Safety and Health Regulations 1996;
- Code of Practice for the Management and Control of Asbestos in the Workplace [NOHSC: 2018 (2005)];
- Code of Practice - How to Manage and Control Asbestos in the Workplace, Feb 2016, Safe Work Australia;
- Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)].

Note that changes in Occupational Safety and Health legislation are being introduced by the Government of Western Australia in 2022.

DISCLAIMER

This document has been produced in accordance with and subject to an agreement between Aurora Environmental (“Aurora”) and the client for whom it has been prepared (“Client”). It is restricted to those issues that have been raised by the Client in its engagement of Aurora and prepared using the standard of skill and care ordinarily exercised by Environmental / Occupational Health and Safety consultants in the preparation of such documents.

Any person or organisation that relies on or uses the document for purposes or reasons other than those agreed by Aurora and the Client without first obtaining the prior written consent of Aurora, does so entirely at their own risk and should not alter their position or refrain from doing so in reliance of this document. Aurora denies all liability in tort, contract or otherwise for any loss, damage or injury of any kind whatsoever (whether in negligence or otherwise) that may be suffered as a consequence of relying on this document for any purpose other than that agreed by Aurora

QUALITY ASSURANCE

Aurora’s OHS Team in an Inspection Body which is accredited by NATA in accordance with ISO/IEC: 17020⁴. Aurora’s scope of accreditation can be viewed on the NATA website at:
<https://www.nata.com.au/accredited-facility>

Aurora has implemented a comprehensive range of quality control measures on all aspects of the company’s operation including an internal quality review process for each Aurora document issued for a project, with each carefully reviewed and signed off by senior members of the consultancy team prior to issue.

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Report No: AP2022-037

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24 March 2022

Signature

Date

Reviewed by: Simon Harrop
Senior OHS Consultant



24 March 2022

Signature

Date

DISTRIBUTION

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1	TVP2022-003_ASBT_029_JB_V1	V1	24 March 2022	Town of Victoria Park	JB

⁴ ISO/IEC 17020 Conformity assessment - Requirements for the operation of various types of bodies performing inspection

APPENDIX A

Certificate of Analysis BA12394 (1 Page)

CERTIFICATE FOR THE QUALITATIVE IDENTIFICATION OF ASBESTOS AND OTHER FIBRES

Client: Aurora Environmental
Contact Name: Simon Harrop
Client Address: Dilhorn House, 2 Bulwer St, Perth
Email: info@auroraenvironmental.com.au
Tel.: (08) 9227 2600

Certificate No.: BA12394 (Issue Date: 20.01.22)
Date Sampled: 19.01.22
Sampled by: Simon Harrop
Date Received: 20.01.22
Date Analysed: 20.01.22

Test Method: All analysis is carried out using the PLM and DS method as detailed in accordance with AS4964-2004 'Method for the qualitative identification of asbestos in bulk samples' and Lifetree Environmental Pty Ltd in-house Procedures Manual 1.

Notes: The results contained within this report relate only to sample(s) submitted for testing, in the condition received at the laboratory. No responsibility is accepted for errors, which may have arisen during sampling, packaging or transportation of samples by external clients. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards. The reporting limit of AS4964-2004 is in the range of 0.01-0.1% w/w equivalent to 0.1-1g/kg.

Client Job ID.: TVP2022-003 Croquet Club

Lab No.	Client Sample No.	Sample Weight (g)	Identification Type(s)
BA12394/01	B9080	2.94g	No Asbestos Detected Organic Fibres Detected
BA12394/02	B9081	0.04g	No Asbestos Detected Organic Fibres Detected
BA12394/03	B9082	0.36g	Chrysotile Asbestos Detected
BA12394/04	B9083	2.29g	Chrysotile Asbestos Detected Crocidolite Asbestos Detected
BA12394/05	B9084	4.89g	Chrysotile Asbestos Detected Crocidolite Asbestos Detected
BA12394/06	B9085	0.15g	No Asbestos Detected Organic Fibres Detected
BA12394/07	B9086	6.29g	No Asbestos Detected Organic Fibres Detected Synthetic Fibres Detected
BA12394/08	B9087	3.14g	No Asbestos Detected Organic Fibres Detected
BA12394/09	B9088	0.03g	Chrysotile Asbestos Detected
BA12394/10	B9089	0.18g	Chrysotile Asbestos Detected Amosite Asbestos Detected Organic Fibres Detected

Approved Analyst:

Name: C. Tan

Approved Signatory:

Name: C. Tan

Signature: _____




NATA Accredited Laboratory Number: 19181
Accredited for compliance with ISO/IEC 17025 - Testing.
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Lifetree Environmental Pty Ltd Page 1 of 1	QC Form 027 Issue Date: 01.06.2014	Revision No.05 Approved By: ST
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