

Mick Gentleman, MLA,

Dear Minister,

We refer to our correspondence to you on 19 February 2018 regarding “**Remediated block under the Loose Fill Asbestos Insulation Eradication Scheme**” (Correspondence: 190218 – 1165511).

To date, we have not received a response from your office regarding this matter despite the urgent nature and public safety issues regarding this matter on our block at 13 Mitchell Street, Griffith (Block 9 Section 32 Griffith).

Since that first letter to your office we would like to take this opportunity to provide an update on recent events.

### **Update on events**

Since 19 February 2018 we contacted the original asbestos assessor (JMB Environmental Consulting (JMBEC)) to get their assessment on the matter. As JMB Environmental Consulting’s original report asserts, JMBEC undertook a thorough visual inspection of the property following the demolition of the original (Mr Fluffy) dwelling and found no visible asbestos remaining from the asbestos removal work in the area or in the vicinity of the area where the work was carried out. JMB Environmental Consulting were able to provide an Asbestos Clearance Certificate on this basis.

After a follow up inspection undertaken on Friday 23 February, JMB Environmental Consulting found that **both friable and non-friable asbestos** are present on site. On this devastating news we subsequently had our independent asbestos assessor (L&D Consulting) undertake an assessment on a brick (photos attached) uncovered during the inspection and found that **Amosite asbestos was detected**.

We not only find ourselves with two separate asbestos assessors confirming both bonded and loose fill asbestos is exposed on site, but we are also extremely fearful there is further asbestos buried in the demolition area.

This confirms our worst fears that the ACT Government have buried both bonded and loose fill asbestos as part of the demolition of the original dwelling making the site unsafe to anyone who has had exposure to the site. Further, if amosite has been now found on site, ACT Government could not have ensured a safe demolition and removal of the original dwelling as the defined in the Asbestos Response Taskforce’s Demolition documentation.

The ACT Government’s poor management, lack of oversight, substandard quality controls and inadequate execution of services (e.g. demolition) has resulted in significant and continually increasing costs to us to ultimately undertake the work the ACT Government was tasked to do as part of the Loose Fill Asbestos Insulation Eradication Scheme.

**In short, we find ourselves with a site that still has loose fill asbestos and bonded asbestos on it and likely more buried. The site is not safe and numerous people have had exposure to the site before we knew about this issue. Costs continue to rise where we are currently out of pocket by over \$18,000 which we believe should be covered by ACT Government. Meanwhile there is a significant lack of action by the ACT Government to assist.**

## Actions

Based on the information presented to your office in this, and previous, correspondence, we would like immediate action on the following:

1. The ACT Government's proposal to remediate our block at 13 Mitchell Street, Griffith, ACT 2603 from asbestos to ensure a safe site.
2. Reimbursement of all the costs (builder costs, contractor costs, penalties and sundries) we have incurred to ultimately undertake the work the ACT Government was tasked to do as part of the Loose Fill Asbestos Insulation Eradication Scheme.
3. ACT Government's plans to deal with the countless people such as neighbours, children, tradesmen and demolition contractors who have been on site and had possible exposure to the asbestos.

Can you please provide us with a response to this correspondence, including the Government's intended course of action, by 4:00 pm Tuesday 27 February 2018.

Kind Regards,



Area where Amosite asbestos was detected







## Remediation of sold Mr Fluffy blocks

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- When the new owners of a sold Mr Fluffy block in Griffith commenced excavations, contaminated building materials were dug up, including bonded asbestos sheeting and a brick with amosite fibres attached.
- The source of the amosite fibres remains unclear. It could have been from buried building rubble from earlier work associated with previous extensions.
- While all reasonable steps are taken, and clearance reports are obtained from licenced asbestos assessors for each remediated Mr Fluffy site, it remains possible that buried contaminants may be present deep below the demolition zone or on other parts of the site.
- This is a common issue across many sites in Canberra and is largely due to dated building practices which often involved burying building rubble and other waste on a site.
- Worksafe ACT has advised that it is not unusual when modern renovations or knock down rebuild works occur in established suburbs (particularly those that had dwellings constructed prior to 1990) that contaminants such as bonded asbestos sheets and fragments, paint tins, lead, treated wood, bricks, gyprock and other items are located.
- It would therefore be misleading to think such an issue only impacts blocks that used to house a dwelling affected by loose-fill asbestos.
- WorkSafe ACT's advice to tradespeople who may be undertaking building or renovation works on any site in an established area which results in excavation would be the same - that is, to be aware of the possibility that such contaminants may be located and take adequate precautions.

### Soil testing

- Following the demolition of an affected house thorough soil testing for loose fill asbestos fibres is undertaken across the demolition zone in accordance with national standards.
- The demolition zone includes the area immediately around the house footprint and anywhere demolition equipment has operated.
- Soil validation specifically targets loose fill asbestos insulation. This process involves removing and testing an initial layer of 100mm of soil from the demolition zone.
- If asbestos fibres are found, further soil is removed and additional testing carried out. Based on negative test results the block is deemed suitable for residential reuse.
- In the case of 13 Mitchell Street Griffith, no positive results were returned from testing and consequently the property was assessed as suitable for residential reuse.

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**From:** Johnston, Grant  
**Sent:** Monday, 26 February 2018 8:55 AM  
**To:** Parkinson, Andrew; Reece, Jayne; Fitzgerald, Bruce  
**Cc:** Peek, Rohan  
**Subject:** FW: Asbestos report [DLM=For-Official-Use-Only]

Parky

As discussed on Friday afternoon. Here is the background info that may assist from [REDACTED] in regards to the Mitchell St property.

Jayne, I rang and left a message on your phone. Happy to discuss further when you ring me back.

Bruce – Give me a call if you need background. The main issue is the owner of this property and his threats to go to the media.

Grant Johnston | Principal's Authorised Person | Commercial Infrastructure Branch

Phone 02 6205 8636 | Fax 02 6207 5468 | Mobile [REDACTED]

Infrastructure Finance and Capital Works | Chief Minister, Treasury and Economic Development Directorate | ACT Government  
Level 2 Nature Conservation House, Corner of Benjamin Way and Emu Bank, Belconnen ACT 2617 | PO Box 818 Dickson ACT 2602 | [www.act.gov.au](http://www.act.gov.au)

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**From:** Keane Environmental [REDACTED]  
**Sent:** Friday, 23 February 2018 5:01 PM  
**To:** Johnston, Grant <Grant.Johnston@act.gov.au>  
**Cc:** [REDACTED]  
**Subject:** Fwd: Asbestos report

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 23 February 2018 at 4:08:42 pm AEDT  
**To:** [REDACTED]  
**Subject:** Fwd: Asbestos report

FYI

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Fri, 23 Feb 2018 at 3:53 pm  
**Subject:** RE: Asbestos report  
**To:** [REDACTED]

Hi [REDACTED],

Thank you again for arranging [REDACTED] to meet us on site at [13 Mitchell Street, Griffith](#).

We understand that JMB Environmental Consulting undertook a thorough visual inspection of the property following the demolition of the original (Mr Fluffy) dwelling and found no visible asbestos remaining from the asbestos removal work in the area or in the vicinity of the area where the work was carried out. JMB Environmental Consulting was able to provide an Asbestos Clearance Certificate on this basis.

Following the inspection undertaken today, JMB Environmental Consulting agreed that friable and non-friable (lagging on bricks) was present which was uncovered as a result of additional earthworks carried out by the current owners and that it should be removed to ensure a safe site.

Kind Regards

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, 22 February 2018 5:07 PM  
**To:** [REDACTED]  
**Subject:** RE: Asbestos report

Hi [REDACTED], I hope I got your email correct)

Thanks for agreeing to meet me on site tomorrow at 10:00am. It's great that [REDACTED] has significant experience in many Mr Fluffy cases and I understand he was part of the teams to investigate the first few Mr Fluffy sites. Hopefully tomorrow morning we will be able to determine the source of the bonded asbestos we have found.

In our discussion, [REDACTED] mentioned a few things relating to bonded asbestos which I talked to my builder about but I think I got it a bit confused.


Specifically, [REDACTED] mentioned that a common building practice he has seen on a number of Mr Fluffy sites was that asbestos was used around the pipework; or was it that asbestos was used to pack the underside of the pipework?

Can you please confirm?

Thanks heaps

[REDACTED]

**From:** [REDACTED]  
**Sent:** Thursday, 22 February 2018 9:18 AM  
**To:** [REDACTED]  
**Subject:** Re: Asbestos report

Hi [REDACTED] is going to call you. 

His number is [REDACTED].

Warm regards,

[REDACTED]

On 22 February 2018 at 08:23, [REDACTED] > wrote:

Hi [REDACTED],

Friday 10:00am would be great, ABC will be doing a news article on it so I would be good to get your updated assessment on the site.

Regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** Thursday, 22 February 2018 6:57 AM

**To:** [REDACTED]  
**Subject:** Re: Asbestos report

Hi [REDACTED]

[REDACTED] can make it at 10 tomorrow if that helps?

[REDACTED]

On Tue, 20 Feb 2018 at 7:51 am, [REDACTED] > wrote:

OK, thanks [REDACTED].

Can you please arrange a time for me to meet them onsite on Saturday.

Thanks

[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, 20 February 2018 6:37 AM

**To:** [REDACTED]  
**Subject:** Re: Asbestos report

Morning [REDACTED],

I am back in the office but so am based in sydney.

As mentioned, due to Work commitments my Canberra team would not be available for a site inspection until Saturday.

Kind regards,

[REDACTED]

On Mon, 19 Feb 2018 at 9:40 pm, [REDACTED] > wrote:

Hi [REDACTED],

Thank you for your email.

I would be very interested in either yourself or a team member to come to site as soon as possible to reassess the site with the current situation. WorkSafe ACT have effectively closed down the site until the issue is resolved and I would appreciate the opinion of your company considering your early involvement of the site.

As indicated in your email, are you back in the office tomorrow and are you free for a quick inspection?

Regards

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** Monday, 19 February 2018 12:36 PM

**To:** [REDACTED]

**Subject:** Re: Asbestos report

Hello [REDACTED],

I thought I would respond today as appreciate you would want some closure.

First off I am sorry that you have uncovered asbestos containing materials. Given the history of the site it must be a frustrating time.

With regard to our role in the removal and demolition, we were the contracted hygienists, therefore undertook works such as background, control and clearance air monitoring, and a number of visual clearances. The clearance you are referring to covered the surface area of the demolition site only. We walk the area, and rake the soil looking for asbestos materials. When we are satisfied that none are present, we issue a surface visual clearance report to an independent third party (in this case WSP / Parsons Brinckerhoff ) who then validate the cleanliness of the soil to a depth of 50mm by undertaking soil sampling.

The asbestos fibre in soil sampling is done in accordance with the Asbestos Response Taskforce Information sheet - Soil Validation Process (dated 10 November 2015), the ACT Government-endorsed National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (the NEPM ASC) and the 'Guidelines for the Assessment, Remediation and Management of Asbestos- Contaminated Sites in Western Australia (May 2009)' (the WA Guidelines). It should also be noted that sampling occurred at twice the recommended density as per table in Appendix A of WA Guidelines<sup>1</sup> (2 samples every 100m<sup>2</sup>).

As such between JMB and WSP the clearance was conducted to the required standard, as far as is reasonably practical.

Unfortunately our clearances cannot confirm or deny buried asbestos. Buried asbestos materials are an unfortunate problem across built up parts of Australia, and are often uncovered during building works, or periods of inclement weather.

My Canberra team are away in Finley this week, so we couldn't get anyone out to you until Saturday earliest.

Let me know your thoughts,

Warm regards,

[REDACTED]

On 18 February 2018 at 20:21, [REDACTED] > wrote:

Hi [REDACTED],

Thanks for your response, as you can probably appreciate, we want to remediate this situation as soon as possible so please contact me as soon as you can so we can arrange for you to have a visual inspection.

Thanks again

[REDACTED]

[REDACTED]

**From:** [REDACTED]

**Sent:** Sunday, 18 February 2018 8:00 PM

**To:** [REDACTED]

**Subject:** Re: Asbestos report

Hello [REDACTED].

Thanks for you email. I am currently on annual leave but will deal with this first thing when back in the office on Tuesday.

Kind regards,

[REDACTED]

On Fri, 16 Feb 2018 at 4:30 pm, [REDACTED] > wrote:

Hi [REDACTED],

We are the new owners of [13 Mitchell Street, Griffith ACT \(Block 9 Section 32\)](#) where your organisation carried out works for the ACT Asbestos Response Taskforce.

We would like to draw your attention to the attached Soil validation report where your organisation issued an asbestos removal clearance certificate validating the soil was remediated following the demolition of the “Mr Fluff” dwelling.

The report concludes that “A thorough visual inspection of property found no visible asbestos remaining from asbestos removal work in the area or in the vicinity

of the area where the work was carried out. This property has been cleared for demolition and restrictions associated with the asbestos removal must remain in place until the demolition works are completed.”

Unfortunately as part of the building preparation we now find ourselves in a situation where we have uncovered non-friable asbestos in the soil in addition to footings, pipes and bricks from the previous dwelling.

As evidenced in the photos, the asbestos was not removed in line with the Work Health and Safety Regulation 2011, the Dangerous Substances Act 2004 or even the ACT Demolition Work Code of Practice.

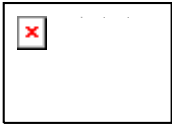
I would like to understand the role your organisation took in issuing the certificate verifying the block was remediated and whether you would be interested in inspecting the site to confirm our findings?

Thank you for your time.

[Redacted]

[Redacted]

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[Redacted]

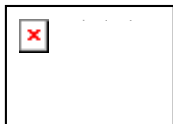
Director, JMB Environmental Consulting Pty Ltd

[Redacted]

[www.jmbec.com.au](http://www.jmbec.com.au) | 3/852

[Old Princes Highway, Sutherland,](#)

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[Redacted]

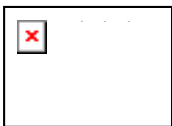
Director, JMB Environmental Consulting Pty Ltd

[Redacted]

[www.jmbec.com.au](http://www.jmbec.com.au) | 3/852

[Old Princes Highway, Sutherland,](#)

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[Redacted]

Director, JMB Environmental Consulting Pty Ltd

[Redacted]

[www.jmbec.com.au](http://www.jmbec.com.au) | 3/852

[Old Princes Highway, Sutherland,](#)



[Redacted]

Director, JMB Environmental Consulting Pty Ltd

[Redacted]

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[Old Princes Highway, Sutherland.](#)



[Redacted]

Director, JMB Environmental Consulting Pty Ltd

[Redacted]

[www.jmbec.com.au](http://www.jmbec.com.au) | 3/852

Old Princes Highway, Sutherland,

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**From:** Morton, Stacey  
**Sent:** Tuesday, 27 February 2018 10:57 AM  
**To:** EPSD Government Services  
**Cc:** Willimott, Samantha; Reece, Jayne; Fitzgerald, Bruce  
**Subject:** RE: For action - Due to GS 27 FEBRUARY 2018 - 18/04678 - Ministerial Correspondence - Remediated block under the Loose Fill Asbestos Insulation Eradication Scheme - [REDACTED] [SEC=UNCLASSIFIED]

**Categories:** Maeve

Good morning Maeve

This response was prepared and ready to go on time although is now out of context due to new correspondence received this morning from [REDACTED].

We are currently looking into the best way forward and will provide you with an update as soon as possible.

Kind regards

**Stacey Morton | Executive Assistant**

**Asbestos Response Taskforce / Urban Renewal | Environment, Planning and Sustainable Development Directorate |**

Phone: +61 2 620 75470 | Email: [stacey.morton@act.gov.au](mailto:stacey.morton@act.gov.au)

Level 2, 221 London Circuit, Canberra City, Canberra ACT 2602 | GPO Box 158 Canberra ACT 2601 |

[www.asbestostaskforce.act.gov.au](http://www.asbestostaskforce.act.gov.au) | [www.environment.act.gov.au](http://www.environment.act.gov.au) | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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*Please consider the environment before printing this email*

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**From:** EPSD Government Services

**Sent:** Tuesday, 20 February 2018 2:18 PM

**To:** Morton, Stacey <[Stacey.Morton@act.gov.au](mailto:Stacey.Morton@act.gov.au)>

**Subject:** For action - Due to GS 27 FEBRUARY 2018 - 18/04678 - Ministerial Correspondence - Remediated block under the Loose Fill Asbestos Insulation Eradication Scheme - [REDACTED] [SEC=UNCLASSIFIED]

Hi Stacey,

Please see below request for ministerial response, **due to Government Services Tuesday, 27 February 2018.** Please complete the coversheet as far as possible before returning to GS for quality assurance.

Happy to discuss if you have any questions.

Thanks,  
Maeve

## **Ministerial Correspondence / Brief Request Form**

**18/04678 - Ministerial Correspondence - Remediated block under the Loose Fill Asbestos Insulation Eradication Scheme - [REDACTED]**

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	Due date	Electronic signature	Date
To Minister's office	6/03/18		
Director-General			
Deputy Director-General	28/02/18		
Government Services	27/02/18		
Executive Director			
Contact Officer			

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**To:**

- |   |  |
|---|--|
| <input type="checkbox"/> Planning Policy  | <input type="checkbox"/> Planning Delivery       |
| <input type="checkbox"/> Climate Change and Sustainability                      | <input type="checkbox"/> Environment             |
| <input type="checkbox"/> Director-General                                       | <input type="checkbox"/> Deputy Director-General |
| <input checked="" type="checkbox"/> Urban Renewal - Asbestos Response Taskforce | <input type="checkbox"/> Other                   |

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**Response by:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Minister | <input type="checkbox"/> Chief Minister | <input type="checkbox"/> Director-General |
| <input type="checkbox"/> Chief of Staff      | <input type="checkbox"/> Adviser        | <input type="checkbox"/> Other:           |

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**Action required:**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Reply to correspondence | <input type="checkbox"/> Directorate Input        | <input type="checkbox"/> Questions and Answers   |
| <input type="checkbox"/> Information brief                  | <input type="checkbox"/> Dept Officer to attend   | <input type="checkbox"/> Media Alert / Media Release<br>(in consultation with Communications)    |
| <input type="checkbox"/> Meeting brief                      | <input type="checkbox"/> Phone constituent/report | <input type="checkbox"/> Speech / Speaking Notes<br>(in consultation with Communications)        |
| <input type="checkbox"/> Meeting advice/caveat              | <input type="checkbox"/> Information only / NFA   | <input type="checkbox"/> Talking points (as dot points)<br>(in consultation with Communications) |
| <input type="checkbox"/> Functions/Event brief              | <input type="checkbox"/> Other _____              | <input type="checkbox"/> For appropriate action  |

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**Meeting / Function / Event:**

Time:	Date:
Location:	Event Contact/Organiser:

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**Further Information:**


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Maeve Bannister | Ministerial Liaison Officer | ☎ ext 51749  
 Environment, Planning and Sustainable Development Directorate | ACT Government  
 Dame Pattie Menzies House, Challis Street, Dickson GPO Box 158 Canberra ACT 2601

## Canberra Times Questions – 27 February 2018

### **1. Who was the contractor who did the original demolition?**

AGH Demolition and Asbestos Removal Pty Ltd were the head contractor managing the demolition work for the Mr Fluffy property at Block 9 Section 32 Griffith.

### **2. How much soil did they remove from the footing of the house?**

The soil validation process involves removing an initial layer of 100mm of soil from the demolition zone (which includes the area immediately around the house footprint and anywhere demolition equipment has operated).

Soil samples are then taken across the demolition zone and sent for testing. If asbestos fibres are found, further soil is removed and additional testing carried out.

In the case of Block 9 Section 32 Griffith, all soil samples taken after the initial scrape returned negative results, so no further soil was taken.

### **3. How many other demolitions has this contractor carried out?**

AGH have undertaken in excess of 180 demolitions under the Loose Fill Asbestos Insulation Eradication Scheme.

### **4. Who was the asbestos certifier who signed off on the block being sold?**

The soil validation report that advised the demolition work area was suitable for residential reuse was prepared by WSP | Parsons Brinckerhoff.

### **5. Did that certifier find bonded asbestos in the soil? If so why did they sign off on it being sold?**

The Block 9 Section 32 Griffith soil validation report provided following demolition and remediation works did not note any bonded asbestos and advised that the demolition zone of this property was suitable for residential reuse with respect to asbestos fibres.

### **6. Why is the asbestos taskforce now resisting calls to reimburse the purchasers of Block 9 Section 32 Griffith the extra costs they've incurred by removing the asbestos and by delaying their build?**

The source of the asbestos found by the purchasers of Block 9 Section 32 Griffith is unclear. Whilst work is undertaken to clear the demolition zone of loose fill asbestos fibres and clearance reports obtained from industry experts, it remains possible that buried contaminants may be present on a remediated site.

This is an issue across many sites in Canberra and is largely due to dated building practices which often involved burying building rubble and other waste on a site. Such rubble from an earlier house alteration could have remained buried at Block 9 Section 32 Griffith.

This is a known concern and as such the *Work Health and Safety (Excavation Work Code of Practice)*, under the *Work Health and Safety Act 2011*, lists buried contaminants, such as bonded asbestos, as a common hazard associated with excavation work and identifies controls to put in place to minimise this risk.

The Contract for Grant of Crown Lease for remediated blocks, as signed by the purchaser, advises that the buyer takes on the site as is. The contract states “at the time of entry into the Contract for the Grant of Crown Lease, the Territory, provides no warranties or representations as to the condition or state of the soil or contamination, or the existence or non-existence of any Substance on or affecting the land”.

This clause acknowledges that whilst all reasonable steps have been taken, there are no guarantees that asbestos fibres don't exist somewhere within the soil on the remediated block.

#### **7. Why can the contractors removing the asbestos your demolition contractor left been denied access to dump it in West Belconnen tip?**

The 'Mr Fluffy disposal site' at the West Belconnen tip is only available for the rubble and soil from Mr Fluffy demolition work (whether undertaken as part of the Taskforce program or privately). A tip fee waiver currently applies to this disposal activity.

Contractors engaged in private site preparation for building works can access the West Belconnen tip to dump soil and rubble at a cost.

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**From:** Sendaba, Bethel on behalf of GENTLEMAN  
**Sent:** Tuesday, 27 February 2018 5:53 PM  
**To:** EPSDD DLO  
**Subject:** FW: Contact my Minister - Correspondence: 260218 - 1170286 - [REDACTED]  
**Attachments:** Asbestos-Letter-to-Minister-Gentleman-2.pdf

Hi Kim – for reply. There is an earlier letter form this constituent. I only expect one reply that addresses both letters.

Cheers,  
Bethel

**From:** minister@act.gov.au [mailto:minister@act.gov.au]  
**Sent:** Monday, 26 February 2018 10:19 PM  
**To:** GENTLEMAN <GENTLEMAN@act.gov.au>  
**Subject:** Contact my Minister - Correspondence: 260218 - 1170286 - [REDACTED]



## Mick Gentleman, MLA

The following correspondence has been submitted via the Contact my Minister website.

The constituent has indicated that they would like a response to their correspondence.

### **Remediated block under the Loose Fill Asbestos Insulation Eradication Scheme - Correspondence Number 2**

Please refer to the attached letter

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#### **Correspondence Reference # 260218 - 1170286**

Submission date: 26 Feb 2018 10:19pm

#### **Contact Information**



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**From:** Reece, Jayne  
**Sent:** Tuesday, 27 February 2018 9:50 AM  
**To:** Marsh, Lynette  
**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Jayne Reece

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 2, 221 London Circuit Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | [www.asbestostaskforce.act.gov.au](http://www.asbestostaskforce.act.gov.au)

| [www.environment.act.gov.au](http://www.environment.act.gov.au) | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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**From:** [REDACTED]  
**Sent:** Monday, 26 February 2018 11:00 PM  
**To:** Reece, Jayne <Jayne.Reece@act.gov.au>  
**Cc:** Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece and Mr Fitzgerald,

Further to our correspondence, we have confirmation by the original asbestos assessor (JMB Environmental Consulting) and our independent asbestos assessor (L&D Consulting) that the site contains both friable and non-friable asbestos. The friable asbestos has been tested and has been found to be Amosite.

Attached are the two letters we have sent to Minister Gentleman seeking appropriate action.

Regards

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**From:** Reece, Jayne [<mailto:Jayne.Reece@act.gov.au>]  
**Sent:** Wednesday, 14 February 2018 1:36 PM  
**To:** [REDACTED]  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

The position is as outlined in my email below.

The agreement was to allow access to the West Belconnen Tip for removal of the three piles of debris which your builder's employee had removed and then spread around the site. There was no mention of a 100mm scrape of either the work area (which was the affected house plus the immediate surrounding area) or of the entirety of the block. The work area had previously been tested on removal of the affected structure and on that basis the block had been deregistered in accordance with the requirements of section 47N of the *Dangerous Substances Act*. It had been certified on the basis of that testing as fit for residential reuse. As I have now made clear to you on several occasions the Taskforce does not consider it has any liability at all to provide any assistance in relation to this matter particularly given the provisions of the contract which specifically release the Territory from any claims in circumstances such as yours. Access to the tip was granted as a gesture of goodwill.

The Taskforce remains willing to provide access to the tip to dispose of the three piles of debris identified last Friday. It will not agree to access to the tip for a 100mm scrape nor removal from the site of any other material (I have now been informed that the contractor had also been instructed to remove pavers from the area and scrape the entire block).

At this stage, and until the matter is resolved, the designated "Mr Fluffy disposal site" at West Belconnen will not be able to be accessed for disposal of any waste from your site. West Belconnen may still be accessed for disposal of your waste at a cost of approximately \$83.05 inclusive of GST per tonne.

Regards

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

Environment, Planning and Sustainable Development Directorate | ACT Government

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| [www.environment.act.gov.au](http://www.environment.act.gov.au) | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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**From:** [REDACTED]

**Sent:** Wednesday, 14 February 2018 12:43 PM

**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>

**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

Our correspondence has always referenced the removal of the contaminated soil on site. This is what has been agreed to between Government and ourselves.

As I mentioned at our meeting on site on Friday last week, I had an individual asbestos assessment about the site. The report documents that we need to remove the stockpiles **and** 100 mm of the site to ensure that the site is remediated from asbestos.

Removing just the stockpiles would not guarantee the remediation of the site and for the Government to place a new condition into this agreement without an understanding of the full situation after we have contracted the services and commenced work is appalling.

Please confirm the Government's stand on this situation immediately as I understand Rowan, the contractor and my builder are on site waiting.

Regards

[REDACTED]

---

**From:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Sent:** Wednesday, 14 February 2018 12:06:19 PM  
**To:** [REDACTED]  
**Cc:** Fitzgerald, Bruce  
**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

It has come to our attention that excavators are currently on site on this block undertaking a 100mm scrape. The Taskforce agreed to facilitate access to the West Belconnen Tip to dispose of the three piles of soil which were on site when I undertook my site visit last Friday morning. There was no mention of a further scrape of the block being undertaken and it was not part of the request as I understood it. It remains the Taskforce's position that it has no liability to assist however as a gesture of goodwill we would be facilitating access to the tip to dispose of the soil contaminated by your builder's employee.

Until confirmation is received that only the agreed piles will be transported the contractor will be unable to access to the tip.

Regards,

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 2, 221 London Circuit Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | [www.asbestostaskforce.act.gov.au](http://www.asbestostaskforce.act.gov.au)

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---

**From:** [REDACTED]  
**Sent:** Tuesday, 13 February 2018 11:12 AM  
**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>  
**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Ms Reece,

Our builder has arranged in detail to commence the work today, the machinery is on its way to site however I am told there is a need for a book and tokens.

Indetail contacted Rowan however Rowan did not know anything about this.

How do we proceed?

Thanks again

[REDACTED]

---

**From:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Sent:** Monday, 12 February 2018 4:06:05 PM

**To:** [REDACTED]

**Cc:** Fitzgerald, Bruce

**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

I have been given the name of two companies. I understand each them have EPA authorisation and have been inducted to West Belconnen:

- AJD Demos – they can be contacted on [REDACTED]; and
- Fab Indetail – they can be contacted on [REDACTED]

Regards,

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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---

**From:** [REDACTED]

**Sent:** Monday, 12 February 2018 1:38 PM

**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>

**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

Thank you for your email.

We wish to confirm that we will pay for the services of a suitable contractor to appropriately dispose of the waste on the basis that we get access to the West Belconnen site to dump the contaminated soil at no charge.

Can you please send through a list of suitable contractors by the end of the day so I am able to obtain quotes and timeframes for their services as soon as possible?

Regards

[REDACTED]

---

**From:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Sent:** Monday, 12 February 2018 11:59:45 AM  
**To:** [REDACTED]  
**Cc:** Fitzgerald, Bruce  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

Thank you for your email below.

I have discussed this issue further with my colleagues and whilst we remain of the opinion that the Taskforce has no liability to assist in these circumstances we are prepared to facilitate access to the West Belconnen Tip. This is on the condition that payment for the services of a suitable contractor appropriately dispose of waste is your responsibility.

If this arrangement is acceptable to you can you please advise as soon as possible.

Regards,

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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---

**From:** [REDACTED]  
**Sent:** Saturday, 10 February 2018 4:12 PM  
**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

We are extremely upset with the Government's decision on this case.

Just to clarify, you are rejecting our offer of paying for the services of a suitable Taskforce contractor to pick up the contaminated soil on our block and haul it to the Taskforce's asbestos dump site at West Belconnen where you would provide us free access. This would result in a no cost option to the Government except to provide free access to the site so we could dump the contaminated soil.

As I understand from your email, you are denying us access to the site to dump the asbestos contaminated soil which is work that should have been carried out by the Government as part of the original demolition of the dwelling.

We are horrified by the unconscionable stand the Government is taking on this. Clearly, the original works have not been carried out to ensure the block was safe. In addition, to remove the parcel of land from the Affected Residential Premises Register is nothing short of misleading and deceptive conduct.

Can you please confirm that my understanding of your position is correct by **noon Monday 12 February 2018**. If it is the case, we will continue our alternate courses of action as we have indicated in previous correspondence.

Regards  
[REDACTED]

---

**From:** Reece, Jayne [<mailto:Jayne.Reece@act.gov.au>]  
**Sent:** Friday, 9 February 2018 4:22 PM  
**To:** [REDACTED]  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

Thank you for meeting us on your block this morning.

The Taskforce has reviewed the information you provided by email along with the discussions which occurred on site. We have also considered the proposal put forward by you regarding disposal of the soil on your site. Whilst sympathetic to your circumstances the Taskforce remains of the view that it cannot assist any further given the clauses contained in 7.1, 7.2, 7.3 and 7.7 of your sales contract.

Kind Regards

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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---

**From:** [REDACTED]  
**Sent:** Thursday, 8 February 2018 3:14 PM  
**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

We would like to meet you, a representative of your office and the managing contractor on site tomorrow (Friday 9 February) so we can explain further the situation, show you the issues we are facing and hopefully come up with an amicable arrangement so we can proceed with our build.

Can you please confirm by close of business today when someone would be able to meet us tomorrow?

Kind Regards

[REDACTED]

**From:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Sent:** Tuesday, 6 February 2018 6:19:41 PM

**To:** [REDACTED]

**Cc:** Fitzgerald, Bruce; Willimott, Samantha

**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED]

I refer to your email sent to the Asbestos Response Taskforce at 9.34pm on 5 February 2018 on behalf of [REDACTED] in relation to issues identified on the block purchased by [REDACTED] known as 13 Mitchell Street, Griffith. Those issues were identified as:

1. all existing plumbing is still in situ; and
2. bonded asbestos has been identified on the block which has led to soil contamination.

In respect of the second issue, you have requested 'immediate assistance from the Asbestos Response Taskforce by assigning an appropriate contractor to come and remove the contaminated soil and existing rubble by 6pm on 8 February 2018'. You have also requested that the Taskforce indicate its intention in relation to this request by 4pm today, 6 February 2018.

As previously advised the Asbestos Response Taskforce does not consider it has an obligation to remove soil and rubble contaminated by the presence of bonded asbestos identified after the affected structure has been demolished and the block has been deregistered and sold. Accordingly, it does not agree to meet the cost of this remediation or arrange a contractor to undertake this work.

Prior to entering into the Contract, the Asbestos Response Taskforce was in possession of a Loose Fill Asbestos – Site Soil Validation Report prepared by Parsons Brinckerhoff Australia Pty Ltd. A copy of this report was provided to you on 5 February 2018. This report concluded the following:

*'The asbestos in soil investigation and remediation work to address potential impact of asbestos fibres in the demolition work area of a former house affected by loose fill asbestos at Block 9, Section 32, 13 Mitchell Street Griffith, has been completed as detailed in this report, in accordance with the NEPM ASC and the WA Guidelines. On that basis, I recommend to the Territory that the demolition work area of this property is suitable for residential reuse with respect to asbestos fibres.'*

On the basis of this report, the property was removed from the Affected Residential Premises Register on 23 September 2016.

At the time of entry into the Contract for the Grant of Crown Lease, the Territory, by way of the Asbestos Response Taskforce, provided no warranties or representations as to the condition or state of the soil or contamination, or the existence or non-existence of any Substance on or affecting the land. Further, the Territory is indemnified and released from any claims whatsoever arising from or in respect of the condition of the Land and surrounding areas. These

Accordingly, consistent with the advice provided to you by phone on 5 February 2018, I recommend you contact Worksafe and/or an asbestos assessor to seek advice in relation to the removal and disposal of the bonded asbestos identified.

In respect of the first issue above, and as confirmed in an earlier email to you dated 5 February 2018, the demolition contractor is required to organise a plumbing and drainage inspection with Access Canberra as part of the Certificate of Completion of Demolition process. The Asbestos Response Taskforce does not have documents evidencing this process that it can provide to you, apart from the Certificate of Completion of Demolition itself. Any inquiries in relation to the plumbing in these circumstances should be directed to Access Canberra's Plumbing and Gas team on 6207 6907 or 6207 1923.

Should you require any further information, please do not hesitate to contact me.

Regards

Jayne Reece

Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101

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---

**From:** [REDACTED]

**Sent:** Monday, 5 February 2018 9:34 PM

**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>; Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>

**Subject:** Block 9 Section 32 Griffith (13 Mitchell Street, Griffith)

Attention Asbestos Response Taskforce,

We are taking this opportunity to document our conversations to date with the Asbestos Response Taskforce regarding Block 9 Section 32 Griffith (13 Mitchell Street, Griffith).

As discussed with your office, on Friday 2 February my builder commenced preparing the site for the slab. However as part of the preparation he found all existing plumbing (both clay and PVC pipes - refer to attached photos) still is situ on site.

Even more distressing is that as part of the site preparation, he found also bonded asbestos in an area on site (refer to attached photos). This bonded asbestos is now mixed in with the soil which was scraped from the site for the preparation of the slab and thus the soil is contaminated.

On finding out about this situation we immediately contacted the Asbestos Response Taskforce to understand how we could proceed with the building process with the issues on hand. To my surprise the Taskforce said that they are not responsible for the issues in any shape or form and referred me to the contract for sale and told me to log the issue with WorkSafe ACT. They also advised me that there was a Site Soil Variation Report done on samples of the site and an asbestos clearance certificate issued indicating there were no issues with the site.

While we appreciate the report suggests there are no issues, we would like to highlight that it was only done **on samples** and that despite what a report or certificate says, the building was not demolished correctly, with clear evidence of asbestos and as such the site is not safe.

And to suggest that the contract for sale indemnifies the ACT Government is irresponsible when clearly the demolition was not carried out as described in Clause 5.3 "Demolition Works". The reasons why the Demolition Works clauses have not been met can be evidenced as follows:

- Asbestos **was not** removed in line with Work Safe Australia and ACT Demolition Work Code of Practice
- Services **were not** disconnected in line with ACTEWAGL's regulations regarding disconnection of services with both clay and PVC pipes still on site
- Building rubble from the existing dwelling **was found on site** including roof tiles, bricks and bonded asbestos as per the photo.
- The removal of asbestos **was not** undertaken as described in the Asbestos Response Taskforce's Demolition Overview where - "The contractors will also remove any **non-friable or bonded asbestos** prior structural demolition... The house is demolished only when a clearance certificate for **both friable and non-friable** asbestos removal has been issued by an independent licensed asbestos assessor."

We have paid over \$1.6 million for a site that has clearly not been remediated correctly despite the Taskforce's claims that it has. Further disturbing issues is that [REDACTED] have played on site digging around in the dirt which we understood to be remediated. We now also find we are in breach of the building contract where slab preparation is to commence on Friday 9 February and because site has not been remediated we cannot proceed further until it is rectified.

With the major issues on hand, we are seeking immediate assistance from the Asbestos Response Taskforce by assigning an appropriate contractor to come and remove the contaminated soil and existing rubble (including pipes etc) by 6pm Thursday 8 February 2018.

We ask that you respond via email by 4pm Tuesday 6 February 2018 on your intended course of action otherwise we will have no choice except to take this matter further with legal representation and contacting the press.



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**From:** Rutledge, Geoffrey  
**Sent:** Monday, 5 March 2018 2:24 PM  
**To:** EPSD Government Services; EPSDD Ministerials and Corro Executive Office  
**Subject:** URGENT - Ministerial - Response to correspondence - 13 Mitchell St, Griffith [SEC=UNCLASSIFIED]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Lisa

This is approved to go – and Urgent

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**From:** Willimott, Samantha  
**Sent:** Monday, 5 March 2018 12:41 PM  
**To:** Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>  
**Cc:** Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>; Reece, Jayne <Jayne.Reece@act.gov.au>; Morton, Stacey <Stacey.Morton@act.gov.au>  
**Subject:** Ministerial - Response to correspondence - 13 Mitchell St, Griffith [SEC=UNCLASSIFIED]  
**Importance:** High

Hi Geoffrey

Please find attached a link to the Ministerial brief and attachments for the response to [REDACTED] regarding contamination found at 13 Mitchell St, Griffith for your approval.

Cheers  
Sam

**Samantha Willimott | Demolition Program Manager**

Phone: 6205 8668 | Email: [samantha.willimott@act.gov.au](mailto:samantha.willimott@act.gov.au)

Asbestos Response Taskforce | Acquisition, Demolition and Sales | Environment, Planning and Sustainable Development Directorate | ACT Government

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**From:** Morton, Stacey  
**Sent:** Monday, 5 March 2018 2:34 PM  
**To:** EPSD Government Services  
**Cc:** Reece, Jayne; Fitzgerald, Bruce; Rutledge, Geoffrey  
**Subject:** RE: For action - Due to GS 27 FEBRUARY 2018 - 18/04678 - Ministerial Correspondence - Remediated block under the Loose Fill Asbestos Insulation Eradication Scheme - [REDACTED] [SEC=UNCLASSIFIED]  
**Attachments:** 18\_04678 - Ministerial Correspondence - Remediated block under the Loose...obr  
**Categories:** Lisa

Good afternoon

Please see attached link to Ministerial Response for progressing and thank you for the extension on this one.

This has been cleared by Geoffrey, Bruce and Jayne.

Kind regards

**Stacey Morton | Executive Assistant**  
**Asbestos Response Taskforce / Urban Renewal | Environment, Planning and Sustainable Development Directorate |**  
Phone: +61 2 620 75470 | Email: [stacey.morton@act.gov.au](mailto:stacey.morton@act.gov.au)  
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**From:** EPSD Government Services  
**Sent:** Tuesday, 20 February 2018 2:18 PM  
**To:** Morton, Stacey <[Stacey.Morton@act.gov.au](mailto:Stacey.Morton@act.gov.au)>  
**Subject:** For action - Due to GS 27 FEBRUARY 2018 - 18/04678 - Ministerial Correspondence - Remediated block under the Loose Fill Asbestos Insulation Eradication Scheme - [REDACTED] [SEC=UNCLASSIFIED]

Hi Stacey,

Please see below request for ministerial response, **due to Government Services Tuesday, 27 February 2018.** Please complete the coversheet as far as possible before returning to GS for quality assurance.

Happy to discuss if you have any questions.

Thanks,  
Maeva

---

**Ministerial Correspondence / Brief Request Form**  
**18/04678 - Ministerial Correspondence - Remediated block under the Loose Fill Asbestos Insulation Eradication Scheme - [REDACTED]**

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	Due date	Electronic signature	Date
To Minister's office	6/03/18		
Director-General			
Deputy Director-General	28/02/18		
Government Services	27/02/18		
Executive Director			
Contact Officer			

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**To:**

- |   |  |
|---|--|
| <input type="checkbox"/> Planning Policy  | <input type="checkbox"/> Planning Delivery       |
| <input type="checkbox"/> Climate Change and Sustainability                      | <input type="checkbox"/> Environment             |
| <input type="checkbox"/> Director-General                                       | <input type="checkbox"/> Deputy Director-General |
| <input checked="" type="checkbox"/> Urban Renewal - Asbestos Response Taskforce | <input type="checkbox"/> Other                   |

---

**Response by:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Minister | <input type="checkbox"/> Chief Minister | <input type="checkbox"/> Director-General |
| <input type="checkbox"/> Chief of Staff      | <input type="checkbox"/> Adviser        | <input type="checkbox"/> Other:           |

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**Action required:**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Reply to correspondence | <input type="checkbox"/> Directorate Input        | <input type="checkbox"/> Questions and Answers   |
| <input type="checkbox"/> Information brief                  | <input type="checkbox"/> Dept Officer to attend   | <input type="checkbox"/> Media Alert / Media Release<br>(in consultation with Communications)    |
| <input type="checkbox"/> Meeting brief                      | <input type="checkbox"/> Phone constituent/report | <input type="checkbox"/> Speech / Speaking Notes<br>(in consultation with Communications)        |
| <input type="checkbox"/> Meeting advice/caveat              | <input type="checkbox"/> Information only / NFA   | <input type="checkbox"/> Talking points (as dot points)<br>(in consultation with Communications) |
| <input type="checkbox"/> Functions/Event brief              | <input type="checkbox"/> Other _____              | <input type="checkbox"/> For appropriate action  |

---

**Meeting / Function / Event:**

Time:	Date:
Location:	Event Contact/Organiser:

---

**Further Information:**


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Maeve Bannister | Ministerial Liaison Officer | ☎ ext 51749  
 Environment, Planning and Sustainable Development Directorate | ACT Government  
 Dame Pattie Menzies House, Challis Street, Dickson GPO Box 158 Canberra ACT 2601

---

**From:** EPSDD DLO  
**Sent:** Wednesday, 7 March 2018 2:11 PM  
**To:** Willimott, Samantha  
**Cc:** Reece, Jayne; EPSD Government Services  
**Subject:** 18/04678 - [REDACTED] [DLM=For-Official-Use-Only]  
**Attachments:** 20180307130035830.pdf

**Importance:** High

**Categories:** Maeve

Hi Sam,

Please see the attached letter with a request from the MO to reword a paragraph.

Dan Landon has said that he doesn't think it is necessarily "reasonable to assume buried contaminants may still be present"

Let me know once this is updated and I will print and replace.

Kind Regards  
Kim Bailey | EPSD DLO  
#54521

-----Original Message-----

**From:** LAB00L02P21@act.gov.au [mailto:LAB00L02P21@act.gov.au]  
**Sent:** Wednesday, 7 March 2018 2:01 PM  
**To:** EPSDD DLO <EPSDDDLO@act.gov.au>  
**Subject:** Message from "LAB00L02P21"

This E-mail was sent from "LAB00L02P21" (MP C4503).

Scan Date: 03.07.2018 13:00:35 (+1000)  
Queries to: LAB00L02P21@act.gov.au

# Mick Gentleman MLA



Member for Brindabella

Manager of Government Business  
Minister for Police and Emergency Services  
Minister for the Environment and Heritage  
Minister for Planning and Land Management  
Minister for Urban Renewal

Obj #A15263515



Dear 

Thank you for your correspondence of 19 and 26 February 2018 regarding the remediated block you purchased at Block 9 Section 32, Griffith, commonly known as 13 Mitchell Street, Griffith.

I have reviewed the information you have provided, in particular your concerns that the block has not been remediated correctly. I note your request for compensation for additional costs and penalties that you state you have incurred as a result of this issue.

Following the demolition of the affected property at 13 Mitchell St, Griffith, an independent expert was engaged by the Asbestos Response Taskforce (the Taskforce) to undertake a thorough soil validation of the demolition zone. The investigation and report, undertaken by WSP | Parsons Brinckerhoff in accordance with the ACT Government-endorsed 'National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)' and the 'Guidelines for the Assessment, Remediation and Management of Asbestos- Contaminated Sites in Western Australia (May 2009)', advised that the demolition work area of this property is suitable for residential reuse with respect to asbestos fibres. I understand that a copy of this report has been provided to you by the Taskforce.

As well as the soil validation report, a Post Demolition Clearance Certificate was issued for the site from an independent licensed Asbestos Assessor following the demolition of the affected property and removal of the demolition waste. In issuing the Certificate, a visual inspection was undertaken of the demolition zone by the Assessor, including raking the soil to a depth of approximately 50mm to look for asbestos contamination. The Clearance Certificate would not have been issued if visible asbestos were present in the demolition zone at that time.

In order to be removed from the Affected Residential Premises Register (the Register), the block must have a Certificate of Completion of Demolition issued by Access Canberra Building Services. This Certificate certifies that the demolition of the residence at 13 Mitchell St, Griffith was completed in accordance with the prescribed requirements. It is issued in accordance with Section 71 (2) of the *Building Act 2004*. The Certificate of Completion for this block was issued on 29 July 2016.

## AUSTRALIAN CAPITAL TERRITORY LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601, Australia  
Phone +61 2 6205 0218

GPO Box 1020, Canberra ACT 2601, Australia  
Email [gentleman@act.gov.au](mailto:gentleman@act.gov.au)



 @GENTLEMANMick

 MickGentleman

Following receipt of these documents, Block 9 Section 32, Griffith (known as 13 Mitchell St) was removed from the Register in accordance with Section 47N of the *Dangerous Substances Act 2004* on 23 September 2016. I understand a copy of the Deregistration Statement was an annexure to the Contract for Grant of Crown Lease for this property.

Whilst all practicable efforts are made to ensure that sites are free from contaminants, it is reasonable to assume buried contaminants may still be present on blocks of land. This is an issue across many sites in Canberra and is largely due to dated building practices which often involved burying building rubble and other waste on a site. As such, the 'Work Health and Safety (Excavation Work Code of Practice)', under the *Work Health and Safety Act 2011*, lists buried contaminants, such as asbestos, as a common hazard associated with excavation work and identifies controls to put in place to minimise this risk.

*not necessarily.*

*Reward  
pls*

To this end, at the time of entry into the Contract for the Grant of Crown Lease, the Territory provided no warranties or representations as to the condition or state of the soil or contamination, or the existence or non-existence of any substance on or affecting the land. In particular, I draw your attention to the following clauses within the Contract:

- 7.1 *On Completion, the Seller gives no warranties as to the state of repair of any of the Retained Improvements or Unapproved structures (if applicable) or condition of the Land including the soil classification, except as required by law.*
- 7.2 *The Buyer acknowledges and agrees that the Seller makes no warranty or representation as to the environmental condition or state of the soil, ground water, contamination or the existence or non-existence of any Substance on or affecting the Land.*
- 7.3 *The Buyer understands and accepts that the existence of the Retained Improvements including any Unapproved Structures, decommissioned Utility Services, footings, regrading, fill, contamination or a soil classification of or upon the Land may result in work for the construction of any building on the Land being more extensive and expensive than it may have been in the absence of such Retained Improvements including any Unapproved Structures, decommissioned Utility Services, footings, regrading, fill, contamination or soil classification.*
- 9.1 *On and from the date of Completion, the Buyer is liable for, releases the Seller, and indemnifies and shall keep the Seller indemnified, from and against demands, actions, claims, losses, damages, proceedings, liabilities and expenses (collectively Liabilities) whatsoever and however arising from or in respect of the condition of the Land and surrounding areas (including the presence of and Substance or contamination on the Land).*

I understand that as a goodwill gesture, the Taskforce permitted three stock piles of soil and rubble to be disposed of free of charge at the West Belconnen Resource Management Centre. However, as the Territory has no legal liability in relation to this matter, it is unable to meet the costs associated with any further remediation works on the site or provide reimbursement for the costs you have incurred.

If you have concerns about the physical health of those who have entered your site to date, I would encourage them to seek advice from a qualified medical practitioner who can assess individual circumstances and exposure risks.

Thank you for raising this matter with me. I trust this information is of assistance.

Yours sincerely

Mick Gentleman MLA  
Minister for Planning and Land Management

---

**From:** Willimott, Samantha  
**Sent:** Wednesday, 7 March 2018 4:21 PM  
**To:** EPSDD DLO  
**Cc:** Reece, Jayne; EPSD Government Services  
**Subject:** RE: 18/04678 - [REDACTED] [DLM=For-Official-Use-Only]  
**Attachments:** 20180220\_13 Mitchell St Griffith-Corro Ref 18\_04678\_ATTACHMENT A - Respo....obr

**Categories:** Maeve

Hi Kim

The letter has been revised and is available in the objective folder.

The revisions have been approved by Jayne.

Cheers  
Sam

Samantha Willimott | Demolition Program Manager  
Phone: 6205 8668 | Email: [samantha.willimott@act.gov.au](mailto:samantha.willimott@act.gov.au) Asbestos Response Taskforce | Acquisition, Demolition and Sales | Environment, Planning and Sustainable Development Directorate | ACT Government Level 2, 221 London Circuit Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | [www.asbestostaskforce.act.gov.au](http://www.asbestostaskforce.act.gov.au)  
| [www.environment.act.gov.au](http://www.environment.act.gov.au) | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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-----Original Message-----

**From:** EPSDD DLO  
**Sent:** Wednesday, 7 March 2018 2:11 PM  
**To:** Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Cc:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>; EPSD Government Services <[EPSDGovernmentServices@act.gov.au](mailto:EPSDGovernmentServices@act.gov.au)>  
**Subject:** 18/04678 - [REDACTED] [DLM=For-Official-Use-Only]  
**Importance:** High

Hi Sam,

Please see the attached letter with a request from the MO to reword a paragraph.

Dan Landon has said that he doesn't think it is necessarily "reasonable to assume buried contaminants may still be present"

Let me know once this is updated and I will print and replace.

Kind Regards  
Kim Bailey | EPSD DLO  
#54521

-----Original Message-----

From: LAB00L02P21@act.gov.au [mailto:LAB00L02P21@act.gov.au]  
Sent: Wednesday, 7 March 2018 2:01 PM  
To: EPSDD DLO <EPSDDDLO@act.gov.au>  
Subject: Message from "LAB00L02P21"

This E-mail was sent from "LAB00L02P21" (MP C4503).

Scan Date: 03.07.2018 13:00:35 (+1000)  
Queries to: LAB00L02P21@act.gov.au

**ISSUE: MR FLUFFY – 13 MITCHELL STREET, GRIFFITH**

**Talking points:**

- When the new owners of a sold Mr Fluffy block in Griffith commenced excavations, contaminated building materials were dug up, including bonded asbestos sheeting. A brick with amosite fibres attached was subsequently found.
- The source of the amosite fibres remains unclear. It could have been from buried building rubble from earlier work associated with previous extensions.
- While all reasonable steps are taken, and clearance reports are obtained from licenced asbestos assessors for each site, it remains possible that buried contaminants may be present deep below the demolition zone or on other parts of the site.
- This is a common issue across Canberra and is largely due to dated building practices which often involved burying building rubble and other waste on a site.
- Worksafe ACT has advised that it is not unusual when modern renovations or knock down rebuild works occur in established suburbs (particularly those that had dwellings constructed prior to 1990) that contaminants such as bonded asbestos sheets and fragments, paint tins, lead, treated wood, bricks, gyprock and other items are located.
- It would therefore be misleading to think such an issue only impacts blocks that used to house a dwelling affected by loose-fill asbestos.
- WorkSafe ACT's advice to tradespeople who may be undertaking building or renovation works on any site in an established area which results in excavation would be the same - that is, to be aware of the possibility that such contaminants may be located and take adequate precautions.
- Potential purchasers can have confidence that remediated blocks have had thorough soil testing undertaken and advice provided by a licenced asbestos assessor or soil validator that the demolition zone is clear of loose fill asbestos fibres and suitable for residential reuse.

## Key Information

Following the demolition of an affected house thorough soil testing for loose fill asbestos fibres is undertaken across the demolition zone.

The demolition zone includes the area immediately around the house footprint and anywhere demolition equipment has operated.

Soil validation specifically targets loose fill asbestos insulation. This process involves removing and testing an initial layer of 100mm of soil from the demolition zone.

If asbestos fibres are found, further soil is removed and additional testing carried out. Based on negative test results the block is deemed suitable for residential reuse.

In the case of 13 Mitchell Street Griffith, no positive results were returned from testing and consequently the property was assessed as suitable for residential reuse. Background Information – may not be suitable for public disclosure

## Background Information

### Media Coverage

- On 28 February 2018 the Canberra Times ran a story about bonded asbestos sheeting and amosite fibres found on a brick while excavating a former Mr Fluffy block in Griffith sold at public auction in March 2017.
- On 1 March 2018 The Times ran a further story on another remediated block in Macquarie where remnants of bonded sheeting were found at the extremities of the block. This sheeting was subsequently removed by a licensed asbestos removalist.
- On 1 March 2018 the ACT Law Society publically stated that people bidding for Mr Fluffy blocks should get legal advice before buying a block as the contract prevents them from making any claim against the ACT Government in the event asbestos remains.
- A Canberra Times editorial on 1 March 2018 referred to the ACT Government's short sighted decision to scale back the level of "Mr Fluffy" block remediation work "has come back to bite the well-meaning purchasers of the rehabilitated land in the worst possible way".
- On 15 March 2018 the Canberra Times ran a further story about the former Mr Fluffy block in Griffith about the Government knocking back the owner's request for compensation.

---

**From:** GENTLEMAN  
**Sent:** Tuesday, 13 March 2018 11:58 AM  
**To:** [REDACTED]  
**Subject:** Correspondence from Mick Gentleman MLA [SEC=UNCLASSIFIED]  
**Attachments:** 20180313104003123.pdf

Dear [REDACTED],

Please find attached correspondence from Mick Gentleman MLA – Minister for Planning and Land Management.

Kind regards,

**Natasha Apostoloski | Office Manager**

**Office of Mick Gentleman MLA**

Office managers: Natasha Apostoloski (Mon-Wed), Eben Leifer (Thu-Fri)

Member for Brindabella

Minister for Planning and Land Management

Minister for Police and Emergency Services

Minister for the Environment and Heritage

Minister for Urban Renewal

Manager for Government Business

t: 620 50218 | e: [gentleman@act.gov.au](mailto:gentleman@act.gov.au)





## Mick Gentleman MLA

Member for Brindabella

Manager of Government Business  
Minister for Police and Emergency Services  
Minister for the Environment and Heritage  
Minister for Planning and Land Management  
Minister for Urban Renewal

Obj #A15263515



Dear 

Thank you for your correspondence of 19 and 26 February 2018 regarding the remediated block you purchased at Block 9 Section 32, Griffith, commonly known as 13 Mitchell Street, Griffith.

I have reviewed the information you have provided, in particular your concerns that the block has not been remediated correctly. I note your request for compensation for additional costs and penalties that you state you have incurred as a result of this issue.

Following the demolition of the affected property at 13 Mitchell St, Griffith, an independent expert was engaged by the Asbestos Response Taskforce (the Taskforce) to undertake a thorough soil validation of the demolition zone. The investigation and report, undertaken by WSP | Parsons Brinckerhoff in accordance with the ACT Government-endorsed 'National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)' and the 'Guidelines for the Assessment, Remediation and Management of Asbestos- Contaminated Sites in Western Australia (May 2009)', advised that the demolition work area of this property is suitable for residential reuse with respect to asbestos fibres. I understand that a copy of this report has been provided to you by the Taskforce.

As well as the soil validation report, a Post Demolition Clearance Certificate was issued for the site from an independent licensed Asbestos Assessor following the demolition of the affected property and removal of the demolition waste. In issuing the Certificate, a visual inspection was undertaken of the demolition zone by the Assessor, including raking the soil to a depth of approximately 50mm to look for asbestos contamination. The Clearance Certificate would not have been issued if visible asbestos were present in the demolition zone at that time.

In order to be removed from the Affected Residential Premises Register (the Register), the block must have a Certificate of Completion of Demolition issued by Access Canberra Building Services. This Certificate certifies that the demolition of the residence at 13 Mitchell St, Griffith was completed in accordance with the prescribed requirements. It is issued in accordance with Section 71 (2) of the *Building Act 2004*. The Certificate of Completion for this block was issued on 29 July 2016.

### AUSTRALIAN CAPITAL TERRITORY LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601, Australia  
Phone +61 2 6205 0218

GPO Box 1020, Canberra ACT 2601, Australia  
Email [gentleman@act.gov.au](mailto:gentleman@act.gov.au)



@GENTLEMANMick



MickGentleman

Following receipt of these documents, Block 9 Section 32, Griffith (known as 13 Mitchell St) was removed from the Register in accordance with Section 47N of the *Dangerous Substances Act 2004* on 23 September 2016. I understand a copy of the Deregistration Statement was an annexure to the Contract for Grant of Crown Lease for this property.

Whilst all practicable efforts are made to ensure that sites are free from contaminants, buried contaminants are an issue across many sites in Canberra, largely due to dated building practices which often involved burying building rubble and other waste on a site. As such, the 'Work Health and Safety (Excavation Work Code of Practice)', under the *Work Health and Safety Act 2011*, lists buried contaminants, such as asbestos, as a common hazard associated with excavation work and identifies controls to put in place to minimise this risk.

To this end, at the time of entry into the Contract for the Grant of Crown Lease, the Territory provided no warranties or representations as to the condition or state of the soil or contamination, or the existence or non-existence of any substance on or affecting the land. In particular, I draw your attention to the following clauses within the Contract:

- 7.1 *On Completion, the Seller gives no warranties as to the state of repair of any of the Retained Improvements or Unapproved structures (if applicable) or condition of the Land including the soil classification, except as required by law.*
- 7.2 *The Buyer acknowledges and agrees that the Seller makes no warranty or representation as to the environmental condition or state of the soil, ground water, contamination or the existence or non-existence of any Substance on or affecting the Land.*
- 7.3 *The Buyer understands and accepts that the existence of the Retained Improvements including any Unapproved Structures, decommissioned Utility Services, footings, regrading, fill, contamination or a soil classification of or upon the Land may result in work for the construction of any building on the Land being more extensive and expensive than it may have been in the absence of such Retained Improvements including any Unapproved Structures, decommissioned Utility Services, footings, regrading, fill, contamination or soil classification.*
- 9.1 *On and from the date of Completion, the Buyer is liable for, releases the Seller, and indemnifies and shall keep the Seller indemnified, from and against demands, actions, claims, losses, damages, proceedings, liabilities and expenses (collectively Liabilities) whatsoever and however arising from or in respect of the condition of the Land and surrounding areas (including the presence of and Substance or contamination on the Land).*

I understand that as a goodwill gesture, the Taskforce permitted three stock piles of soil and rubble to be disposed of free of charge at the West Belconnen Resource Management Centre. However, as the Territory has no legal liability in relation to this matter, it is unable to meet the costs associated with any further remediation works on the site or provide reimbursement for the costs you have incurred.

If you have concerns about the physical health of those who have entered your site to date, I would encourage them to seek advice from a qualified medical practitioner who can assess individual circumstances and exposure risks.

Thank you for raising this matter with me. I trust this information is of assistance.

Yours sincerely



Mick Gentleman MLA  
Minister for Planning and Land Management

13/3/18

Private Note



No Channel

13/03/2018 02:50 PM

Louise Griffiths,

**From:** Willimott, Samantha

**Sent:** Tuesday, 13 March 2018 2:44 PM

**To:** Reece, Jayne <Jayne.Reece@act.gov.au>; Griffiths, Louise (CSD) <Louise.Griffiths@act.gov.au>; Marsh, Lynette <Lynette.Marsh@act.gov.au>; Thompson, Bruce <Bruce.Thompson@act.gov.au>; ACT Asbestos Response Taskforce <asbestostaskforce@act.gov.au>

**Subject:** 13 Mitchell St Griffith [SEC=UNCLASSIFIED]

Hi guys

Just letting you know that signed letter from the Minister declining [REDACTED] request for compensation etc has just come back to us from the MO. The letter is dated today and has been emailed to [REDACTED] so just a heads up that it may re-raise the issue.

A copy of the letter is attached FYI.

Cheers

Sam

**Samantha Willimott | Demolition Program Manager**

Phone: 6205 8668 | Email: [samantha.willimott@act.gov.au](mailto:samantha.willimott@act.gov.au)

Asbestos Response Taskforce | Acquisition, Demolition and Sales | Environment, Planning and Sustainable Development Directorate | ACT Government

Level 2, 221 London Circuit Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601

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Private Note



No Channel

20/02/2018 04:38 PM

Louise Griffiths,

**From:** Reece, Jayne

**Sent:** Tuesday, 20 February 2018 2:36 PM

**To:** Griffiths, Louise (CSD) <Louise.Griffiths@act.gov.au>

**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

For CRM

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

Environment, Planning and Sustainable Development Directorate | ACT Government

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**From:** Reece, Jayne

**Sent:** Tuesday, 20 February 2018 2:34 PM

**To:** Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>

**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

**Jayne Reece**

**Director |Asbestos Response Taskforce| Phone: 02 6207 0660 | Fax: 02 6207 5101**

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**From:** Reece, Jayne

**Sent:** Wednesday, 14 February 2018 1:48 PM

**To:** Thompson, Bruce <[Bruce.Thompson@act.gov.au](mailto:Bruce.Thompson@act.gov.au)>

**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

FYI

**Jayne Reece**

**Director |Asbestos Response Taskforce| Phone: 02 6207 0660 | Fax: 02 6207 5101**

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**From:** Reece, Jayne

**Sent:** Wednesday, 14 February 2018 1:36 PM

**To:** [REDACTED]

**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>

**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED]

The position is as outlined in my email below.

The agreement was to allow access to the West Belconnen Tip for removal of the three piles of debris which your builder's employee had removed and then spread around the site. There was no mention of a 100mm scrape of either the work area (which was the affected house plus the immediate surrounding area) or of the entirety of the block. The work area had previously been tested on removal of the affected structure and on that basis the block had been deregistered in accordance with the requirements of section 47N of the *Dangerous Substances Act*. It had been certified on the basis of that testing as fit for residential reuse. As I have now made clear to you on several occasions the Taskforce does not consider it has any liability at all to provide any assistance in relation to this matter particularly given the provisions of the contract which specifically release the Territory from any claims in circumstances such as yours. Access to the tip was granted as a gesture of goodwill.

The Taskforce remains willing to provide access to the tip to dispose of the three piles of debris identified last Friday. It will not agree to access to the tip for a 100mm scrape nor removal from the site of any other material (I have now been informed that the contractor had also been instructed to remove pavers from the area and scrape the entire block).

At this stage, and until the matter is resolved, the designated "Mr Fluffy disposal site" at West Belconnen will not be able to be accessed for disposal of any waste from your site. West Belconnen may still be accessed for disposal of your waste at a cost of approximately \$83.05 inclusive of GST per tonne.

Regards

**Jayne Reece**

**Director |Asbestos Response Taskforce| Phone: 02 6207 0660 | Fax: 02 6207 5101**

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**From:** [REDACTED]

**Sent:** Wednesday, 14 February 2018 12:43 PM

**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>

**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

Our correspondence has always referenced the removal of the contaminated soil on site. This is what has been agreed to between Government and ourselves.

As I mentioned at our meeting on site on Friday last week, I had an individual asbestos assessment about the site. The report documents that we need to remove the stockpiles **and** 100 mm of the site to ensure that the site is remediated from asbsestos.

Removing just the stockpiles would not guarantee the remediation of the site and for the Government to place a new condition into this agreement without an understanding of the full situation after we have contracted the services and commenced work is appalling.

Please confirm the Government's stand on this situation immediately as I understand Rowan, the contractor and my builder are on site waiting.

Regards

[REDACTED]

---

**From:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Sent:** Wednesday, 14 February 2018 12:06:19 PM

**To:** [REDACTED]

**Cc:** Fitzgerald, Bruce

**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

It has come to our attention that excavators are currently on site on this block undertaking a 100mm scrape. The Taskforce agreed to facilitate access to the West Belconnen Tip to dispose of the three piles of soil which were on site when I undertook my site visit last Friday morning. There was no mention of a further scrape of the block being undertaken and it was not part of the request as I understood it. It remains the Taskforce's position that it has no liability to assist however as a gesture of goodwill we would be facilitating access to the tip to dispose of the soil contaminated by your builder's employee.

Until confirmation is received that only the agreed piles will be transported the contractor will be unable to access to the tip.

Regards,

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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**From:** [REDACTED]

**Sent:** Tuesday, 13 February 2018 11:12 AM

**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>

**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Ms Reece,

Our builder has arranged in detail to commence the work today, the machinery is on its way to site however I am told there is a need for a book and tokens.

Indetail contacted Rowan however Rowan did not know anything about this.

How do we proceed?

Thanks again

---

**From:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Sent:** Monday, 12 February 2018 4:06:05 PM

**To:** [REDACTED]

**Cc:** Fitzgerald, Bruce

**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

I have been given the name of two companies. I understand each them have EPA authorisation and have been inducted to West Belconnen:

- AJD Demos – they can be contacted on [REDACTED]; and
- Fab Indetail – they can be contacted on [REDACTED]

Regards,

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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[u](#)

**From:** [REDACTED]

**Sent:** Monday, 12 February 2018 1:38 PM

**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>

**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

Thank you for your email.

We wish to confirm that we will pay for the services of a suitable contractor to appropriately dispose of the waste on the basis that we get access to the West Belconnen site to dump the contaminated soil at no charge.

Can you please send through a list of suitable contractors by the end of the day so I am able to obtain quotes and timeframes for their services as soon as possible?

Regards

[REDACTED]

Private Note



No Channel

20/02/2018 04.35 PM

Louise Griffiths,

Attachment(s) (5)

**From:** Reece, Jayne

**Sent:** Tuesday, 20 February 2018 2:37 PM

**To:** Griffiths, Louise (CSD) <[Louise.Griffiths@act.gov.au](mailto:Louise.Griffiths@act.gov.au)>

**Subject:** FW: Asbestos report [SEC=UNCLASSIFIED]

For CRM

**Jayne Reece**

**Director |Asbestos Response Taskforce| Phone: 02 6207 0660 | Fax: 02 6207 5101**  
Environment, Planning and Sustainable Development Directorate | ACT Government  
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**From:** Reece, Jayne  
**Sent:** Tuesday, 20 February 2018 2:32 PM  
**To:** Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Subject:** FW: Asbestos report [SEC=UNCLASSIFIED]

FYI

**Jayne Reece**

**Director |Asbestos Response Taskforce| Phone: 02 6207 0660 | Fax: 02 6207 5101**  
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**From:** Reece, Jayne  
**Sent:** Monday, 19 February 2018 11:20 AM  
**To:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Thompson, Bruce <[Bruce.Thompson@act.gov.au](mailto:Bruce.Thompson@act.gov.au)>  
**Subject:** FW: Asbestos report [SEC=UNCLASSIFIED]

Bruce and Bruce,

For information regarding 13 Mitchell Street Griffith. It seems the owner has approached the asbestos assessor. The response they propose to give is factually correct and in those circumstances I have no comment to make on it (Rohan had sent it to me to make sure it was ok).

Just a heads up to you both.

**Jayne Reece**

**Director |Asbestos Response Taskforce| Phone: 02 6207 0660 | Fax: 02 6207 5101**  
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**From:** Peek, Rohan  
**Sent:** Monday, 19 February 2018 11:14 AM  
**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Subject:** FW: Asbestos report [SEC=UNCLASSIFIED]

**From:** [REDACTED]  
**Sent:** Monday, 19 February 2018 9:13 AM  
**To:** Martiniello, Patricia <[Patricia.Martiniello@act.gov.au](mailto:Patricia.Martiniello@act.gov.au)>; Peek, Rohan <[Rohan.Peek@act.gov.au](mailto:Rohan.Peek@act.gov.au)>; Johnston, Grant <[Grant.Johnston@act.gov.au](mailto:Grant.Johnston@act.gov.au)>  
**Subject:** Fwd: Asbestos report

Hi all,

I Hope you are well?

I would like to draw your attention to the email we received below.

This appears to be an issue with historically buried asbestos containing materials, and not malpractice surrounding the removal / demolition process. I was about to email [REDACTED] back and explain the process of our clearance, and the works in general.

However after discussing with [REDACTED] he advised we contact the taskforce first to ask if you had a specific way of handling the issue, and if you have come across anything similar?

Our response would be something the following effect:

*Hello [REDACTED],*

*Thank you for your email. I am sorry that you have uncovered asbestos containing materials. Given the history of the site it must be a frustrating time.*

*With regard to our visual clearance, it covers the surface area of the site only, and to a depth of around 50mm as we rake the soil to look for asbestos contamination. Unfortunately we cannot confirm or deny buried asbestos. Buried asbestos materials are an unfortunate problem across built up parts of Australia, and are often uncovered during building works, or periods of inclement weather.*

*With regards to the 'Mr Fluffy' removal and demolition, in order to try identify any subsurface asbestos, and 'validate' the cleanliness of the soil, soil sampling is conducted. This was done by an independent third party (WSP / Parsons Brinkerhoff).*

*The asbestos fibre in soil investigation was done in accordance with the Asbestos Response Taskforce Information sheet - Soil Validation Process (dated 10 November 2015), the ACT Government-endorsed National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (the NEPM ASC) and the 'Guidelines for the Assessment, Remediation and Management of Asbestos- Contaminated Sites in Western Australia (May 2009)' (the WA Guidelines). It should also be noted that twice the recommended density as per table in Appendix A of WA Guidelines1 (2 samples every 100m2).*

*As such between JMB and WSP the clearance was conducted to the required standard, as far as is reasonably practice.*

*Warm regards,*

Please let me know your thoughts and how you wish to proceed.

I acknowledged [REDACTED] email and would like to respond as soon as possible.

Thanks,

[REDACTED]

Director, JMB Environmental Consulting Pty Ltd  
| [www.jmbec.com.au](http://www.jmbec.com.au) | 3/852 Old Princes Highway,  
Sutherland, NSW

----- Forwarded message -----

From: [REDACTED]  
Date: 16 February 2018 at 16:30  
Subject: Asbestos report  
To: [REDACTED]

Hi [REDACTED],

We are the new owners of 13 Mitchell Street, Griffith ACT (Block 9 Section 32) where your organisation carried out works for the ACT Asbestos Response Taskforce.

We would like to draw your attention to the attached Soil validation report where your organisation issued an asbestos removal clearance certificate validating the soil was remediated following the demolition of the "Mr Fluff" dwelling.

The report concludes that "A thorough visual inspection of property found no visible asbestos remaining from asbestos removal work in the area or in the vicinity of the area where the work was carried out. This property has been cleared for demolition and restrictions associated with the asbestos removal must remain in place until the demolition works are completed."

Unfortunately as part of the building preparation we now find ourselves in a situation where we have uncovered non-friable asbestos in the soil in addition to footings, pipes and bricks from the previous dwelling.

As evidenced in the photos, the asbestos was not removed in line with the Work Health and Safety Regulation 2011, the Dangerous Substances Act 2004 or even the ACT Demolition Work Code of Practice.

I would like to understand the role your organisation took in issuing the certificate verifying the block was remediated and whether you would be interested in inspecting the site to confirm our findings?

Thank you for your time.

[REDACTED]

Private Note



No Channel

12/02/2018 01:27 PM

Louise Griffiths,

**From:** Reece, Jayne

**Sent:** Monday, 12 February 2018 12:01 PM

**To:** Griffiths, Louise (CSD) <Louise.Griffiths@act.gov.au>; Willimott, Samantha <Samantha.Willimott@act.gov.au>; Kingham, Richard <Richard.Kingham@act.gov.au>; Thompson, Bruce <Bruce.Thompson@act.gov.au>; Horsburgh, Stephen <Stephen.Horsburgh@act.gov.au>

**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

FYI see below.

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**  
Environment, Planning and Sustainable Development Directorate | ACT Government  
Level 2, 221 London Circuit Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601  
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**From:** Reece, Jayne

**Sent:** Monday, 12 February 2018 12:00 PM

**To:** [REDACTED]

**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>

**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

Thank you for your email below.

I have discussed this issue further with my colleagues and whilst we remain of the opinion that the Taskforce has no liability to assist in these circumstances we are prepared to facilitate access to the West Belconnen Tip. This is on the condition that payment for the services of a suitable contractor appropriately dispose of waste is your responsibility.

If this arrangement is acceptable to you can you please advise as soon as possible.

Regards,

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**  
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Private Note



No Channel

12/02/2018 01.23 PM

Louise Griffiths,

**From:** Reece, Jayne

**Sent:** Monday, 12 February 2018 12:37 PM

**To:** Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>

**Cc:** Griffiths, Louise (CSD) <Louise.Griffiths@act.gov.au>

**Subject:** 13 Mitchell Street Griffith [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Bruce,

Just confirming the content of our conversation this morning regarding 13 Mitchell Street Griffith.

- We both remain of the view that there is no liability on the Taskforce to agree with the request from the new owner to allow access to the tip to dispose of building material free of charge;
- We are both concerned about the risks identified in my email of 9 February 2018;
- This is particularly the case where the soil validation came back negative and the block was deregistered on advice contained within the soil validation reports.
- Notwithstanding this the presence of bricks on the block which may have come from the original structure means there is a possibility the demolition was not conducted appropriately by the demolition contractor;
- In the interests of resolving the matter and avoiding possible consequent damage to the reputational risk of the sales program (in circumstances where there is an auction event coming up in two weeks time) it is preferable to take the pragmatic approach to resolving the issue provided it can be confirmed that there is no cost to the Territory in doing so.
- Following discussion with Richard it was confirmed by Nowaste that there will be no addition cost in the waste being taken to West Belconnen.
- I drafted a response to [REDACTED] which you asked me to send to him.
- Further discussions will be held with contractors following the potential issues which have been identified on this block.

Louise, for CRM please.

Thanks

Jayne

Private Note



No Channel

12/02/2018 01.20 PM

Louise Griffiths,

-----Original Message-----

**From:** Reece, Jayne

**Sent:** Monday, 12 February 2018 12:45 PM

**To:** Griffiths, Louise (CSD) <Louise.Griffiths@act.gov.au>

**Subject:** FW: 13 Mitchell Street [SEC=UNCLASSIFIED]

Earlier email for CRM also

Jayne Reece

Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101 Environment,  
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-----Original Message-----

From: Reece, Jayne

Sent: Friday, 9 February 2018 11:10 AM

To: Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>

Subject: 13 Mitchell Street [SEC=UNCLASSIFIED]

Bruce,

For your consideration a similar claim previously received (and resisted) in relation to 2 Fraser Place. The more I think about it the more I do not think we should go down the approach proposed in relation to facilitating access to the tip no matter how pragmatic it may be. The difficulty is even if there are non disclosure agreements in place the builders grapevine will inevitably spread the news around that the ACT Government is a soft touch if bonded asbestos is found on site. There is little we can do about that.

The precedent it would set (putting aside the fact that it would not cost us anything) is potentially huge. I am also concerned that we do not know the origin of the either the bricks or the bonded asbestos and given the length of time since the block was deregistered and sold it could have been placed on site by anyone.

I remain concerned about the potential for this to call into question our clearance of the blocks and the deregistration process.

I think we should decline the request. Over to you for your consideration.

Happy to discuss further

Jayne Reece

Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101 Environment,  
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-----Original Message-----

From: Willimott, Samantha

Sent: Friday, 9 February 2018 10:44 AM

To: Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

Subject: 20161129 - Compensation Claim (fA7356875) [SEC=UNCLASSIFIED]

Fraser Pl compo claim documents FYI

Samantha Willimott has sent you a link to "20161129 - Compensation Claim" (fA7356875) from Objective.

Open in Navigator

Double click on the attachment

Open in ECM for Browser

<https://objective.act.gov.au:8443/#/documents/fA7356875/details>

Open in Your Browser

<https://objective.act.gov.au/id:fA7356875>

Private Note



No Channel

12/02/2018 09.46 AM

Louise Griffiths,

**From:** Reece, Jayne

**Sent:** Monday, 12 February 2018 9:31 AM

**To:** Griffiths, Louise (CSD) <Louise.Griffiths@act.gov.au>

**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

For CRM

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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**From:** [REDACTED]

**Sent:** Saturday, 10 February 2018 4:12 PM

**To:** Reece, Jayne <Jayne.Reece@act.gov.au>

**Cc:** Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>; Willimott, Samantha <Samantha.Willimott@act.gov.au>

**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

We are extremely upset with the Government's decision on this case.

Just to clarify, you are rejecting our offer of paying for the services of a suitable Taskforce contractor to pick up the contaminated soil on our block and haul it to the Taskforce's asbestos dump site at West Belconnen where you would provide us free access. This would result in a no cost option to the Government except to provide free access to the site so we could dump the contaminated soil.

As I understand from your email, you are denying us access to the site to dump the asbestos contaminated soil which is work that should have been carried out by the Government as part of the original demolition of the dwelling.

We are horrified by the unconscionable stand the Government is taking on this. Clearly, the original works have not been carried out to ensure the block was safe. In addition, to remove the parcel of land from the Affected Residential Premises Register is nothing short of misleading and deceptive conduct.

Can you please confirm that my understanding of your position is correct by **noon Monday 12 February 2018**. If it is the case, we will continue our alternate courses of action as we have indicated in previous correspondence.

Regards

[Redacted]

**From:** Reece, Jayne [<mailto:Jayne.Reece@act.gov.au>]

**Sent:** Friday, 9 February 2018 4:22 PM

**To:** [Redacted]

**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>

**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [Redacted],

Thank you for meeting us on your block this morning.

The Taskforce has reviewed the information you provided by email along with the discussions which occurred on site. We have also considered the proposal put forward by you regarding disposal of the soil on your site. Whilst sympathetic to your circumstances the Taskforce remains of the view that it cannot assist any further given the clauses contained in 7.1,7.2, 7.3 and 7.7 of your sales contract.

Kind Regards

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**  
Environment, Planning and Sustainable Development Directorate | ACT Government  
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Private Note



No Channel

09/02/2018 10.12 AM

Louise Griffiths,

**From:** Willimott, Samantha

**Sent:** Friday, 9 February 2018 9:53 AM

**To:** Griffiths, Louise (CSD) <[Louise.Griffiths@act.gov.au](mailto:Louise.Griffiths@act.gov.au)>

**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

For CRM

**Samantha Willimott | Demolition Program Manager**

Phone: 6205 8668 | Email: [samantha.willimott@act.gov.au](mailto:samantha.willimott@act.gov.au)

Asbestos Response Taskforce | Acquisition, Demolition and Sales | Environment, Planning and Sustainable Development Directorate | ACT Government

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**From:** [REDACTED]  
**Sent:** Thursday, 8 February 2018 4:34 PM  
**To:** Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Cc:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>; Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>  
**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Thank you Samantha.

We will see you there.

Regards  
[REDACTED]

On 8 Feb 2018, at 4:32 pm, Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)> wrote:

Hi [REDACTED]

Jayne, a representative of the Taskforce and a representative of our Infrastructure and Capital Works team are available to meet you on site at 9am Friday 9 February.

Please let me know if you have any issues with this.

Regards  
Sam

**Samantha Willimott | Demolition Program Manager**

Phone: 6205 8668 | Email: [samantha.willimott@act.gov.au](mailto:samantha.willimott@act.gov.au)

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**From:** [REDACTED]  
**Sent:** Thursday, 8 February 2018 3:14 PM  
**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

We would like to meet you, a representative of your office and the managing contractor on site tomorrow (Friday 9 February) so we can explain further the situation, show you the issues we are facing and hopefully come up with an amicable arrangement so we can proceed with our build.

Can you please confirm by close of business today when someone would be able to meet us tomorrow?

Kind Regards



---

Private Note



No Channel

07/02/2018 09:24 AM

Louise Griffiths,

**From:** Reece, Jayne

**Sent:** Tuesday, 6 February 2018 6:20 PM

**To:** [Redacted]

**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>

**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [Redacted]

I refer to your email sent to the Asbestos Response Taskforce at 9.34pm on 5 February 2018 on behalf of you and your wife, [Redacted] in relation to issues identified on the block purchased by [Redacted] and [Redacted] known as 13 Mitchell Street, Griffith. Those issues were identified as:

1. all existing plumbing is still in situ; and
2. bonded asbestos has been identified on the block which has led to soil contamination.

In respect of the second issue, you have requested 'immediate assistance from the Asbestos Response Taskforce by assigning an appropriate contractor to come and remove the contaminated soil and existing rubble by 6pm on 8 February 2018'. You have also requested that the Taskforce indicate its intention in relation to this request by 4pm today, 6 February 2018.

As previously advised the Asbestos Response Taskforce does not consider it has an obligation to remove soil and rubble contaminated by the presence of bonded asbestos identified after the affected structure has been demolished and the block has been deregistered and sold. Accordingly, it does not agree to meet the cost of this remediation or arrange a contractor to undertake this work.

Prior to entering into the Contract, the Asbestos Response Taskforce was in possession of a Loose Fill Asbestos – Site Soil Validation Report prepared by Parsons Brinckerhoff Australia Pty Ltd. A copy of this report was provided to you on 5 February 2018. This report concluded the following:

*'The asbestos in soil investigation and remediation work to address potential impact of asbestos fibres in the demolition work area of a former house affected by loose fill asbestos at Block 9, Section 32, 13 Mitchell Street Griffith, has been completed as detailed in this report, in accordance with the NEPM ASC and the WA Guidelines. On that basis, I recommend to the Territory that the demolition work area of this property is suitable for residential reuse with respect to asbestos fibres.'*

On the basis of this report, the property was removed from the Affected Residential Premises Register on 23 September 2016.

At the time of entry into the Contract for the Grant of Crown Lease, the Territory, by way of the Asbestos Response Taskforce, provided no warranties or representations as to the condition or state of the soil or contamination, or the existence or non-existence of any Substance on or affecting the land. Further, the Territory is indemnified and released from any claims whatsoever arising from or in respect of the condition of the Land and surrounding areas. These

Accordingly, consistent with the advice provided to you by phone on 5 February 2018, I recommend you contact Worksafe and/or an asbestos assessor to seek advice in relation to the removal and disposal of the bonded asbestos identified.

In respect of the first issue above, and as confirmed in an earlier email to you dated 5 February 2018, the demolition contractor is required to organise a plumbing and drainage inspection with Access Canberra as part of the Certificate of Completion of Demolition process. The Asbestos Response Taskforce does not have documents evidencing this process that it can provide to you, apart from the Certificate of Completion of Demolition itself. Any inquiries in relation to the plumbing in these circumstances should be directed to Access Canberra's Plumbing and Gas team on 6207 6907 or 6207 1923.

Should you require any further information, please do not hesitate to contact me.

Regards

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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Private Note



No Channel

06/02/2018 12:50 PM

Louise Griffiths,

Attachment(s) (13)

**From:** Willimott, Samantha

**Sent:** Tuesday, 6 February 2018 10:53 AM

**To:** Griffiths, Louise (CSD) <Louise.Griffiths@act.gov.au>

**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED]

FYI

**Samantha Willimott | Demolition Program Manager**

Phone: 6205 8668 | Email: [samantha.willimott@act.gov.au](mailto:samantha.willimott@act.gov.au)

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**From:** [REDACTED]  
**Sent:** Monday, 5 February 2018 9:34 PM  
**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>; Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Subject:** Block 9 Section 32 Griffith (13 Mitchell Street, Griffith)

Attention Asbestos Response Taskforce,

We are taking this opportunity to document our conversations to date with the Asbestos Response Taskforce regarding Block 9 Section 32 Griffith (13 Mitchell Street, Griffith).

As discussed with your office, on Friday 2 February my builder commenced preparing the site for the slab. However as part of the preparation he found all existing plumbing (both clay and PVC pipes - refer to attached photos) still is situ on site.

Even more distressing is that as part of the site preparation, he found also bonded asbestos in an area on site (refer to attached photos). This bonded asbestos is now mixed in with the soil which was scraped from the site for the preparation of the slab and thus the soil is contaminated.

On finding out about this situation we immediately contacted the Asbestos Response Taskforce to understand how we could proceed with the building process with the issues on hand. To my surprise the Taskforce said that they are not responsible for the issues in any shape or form and referred me to the contract for sale and told me to log the issue with WorkSafe ACT. They also advised me that there was a Site Soil Variation Report done on samples of the site and an asbestos clearance certificate issued indicating there were no issues with the site.

While we appreciate the report suggests there are no issues, we would like to highlight that it was only done **on samples** and that despite what a report or certificate says, the building was not demolished correctly, with clear evidence of asbestos and as such the site is not safe.

And to suggest that the contract for sale indemnifies the ACT Government is irresponsible when clearly the demolition was not carried out as described in Clause 5.3 "Demolition Works". The reasons why the Demolition Works clauses have not been met can be evidenced as follows:

- Asbestos **was not** removed in line with Work Safe Australia and ACT Demolition Work Code of Practice
- Services **were not** disconnected in line with ACTEWAGL's regulations regarding disconnection of services with both clay and PVC pipes still on site
- Building rubble from the existing dwelling **was found on site** including roof tiles, bricks and bonded asbestos as per the photo.
- The removal of asbestos **was not** undertaken as described in the Asbestos Response Taskforce's Demolition Overview where - "The contractors will also remove any **non-friable or bonded asbestos** prior structural demolition... The house is demolished only when a clearance certificate for **both friable and non-friable** asbestos removal has been issued by an independent licensed asbestos assessor."

We have paid over \$1.6 million for a site that has clearly not been remediated correctly despite the Taskforce's claims that it has. Further disturbing issues is that my [REDACTED] [REDACTED] have played on site digging around in the dirt which we understood to be remediated. We

now also find we are in breach of the building contract where slab preparation is to commence on Friday 9 February and because site has not been remediated we cannot proceed further until it is rectified.

With the major issues on hand, we are seeking immediate assistance from the Asbestos Response Taskforce by assigning an appropriate contractor to come and remove the contaminated soil and existing rubble (including pipes etc) by 6pm Thursday 8 February 2018.

We ask that you respond via email by 4pm Tuesday 6 February 2018 on your intended course of action otherwise we will have no choice except to take this matter further with legal representation and contacting the press.



Private Note



No Channel

05/02/2018 03.49 PM

Louise Griffiths,

**From:** Willimott, Samantha

**Sent:** Monday, 5 February 2018 2:03 PM

**To:** [Redacted]

**Subject:** RE: 13 Mitchell St Griffith Soil Validation Report [SEC=UNCLASSIFIED]

Hi [Redacted]

We don't receive a plumbing certificate, however the demolition contractor is required to organise a plumbing and drainage inspection with Access Canberra as part of the Certificate of Completion of Demolition process.

You may wish to contact Access Canberra's Plumbing and Gas team on 6207 6907 or 6207 1923 should you wish to discuss this further.

Cheers

Sam

**Samantha Willimott**

Phone: 6205 8668 | Email: [samantha.willimott@act.gov.au](mailto:samantha.willimott@act.gov.au)

Asbestos Response Taskforce | Acquisition, Demolition and Sales | Environment, Planning and Sustainable Development Directorate | ACT Government

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**From:** [Redacted]

**Sent:** Monday, 5 February 2018 1:15 PM

**To:** Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Subject:** Re: 13 Mitchell St Griffith Soil Validation Report [SEC=UNCLASSIFIED]

Thanks Samatha,

Can I also have all other certificates relating to the demolition. I am particularly interested in the plumbers certificate that the plumbing has been terminated in accordance with ACTEWAGL regulations.

Regards

[REDACTED]

On 5 Feb 2018, at 12:56 pm, Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)> wrote:

Hi [REDACTED]

As discussed on the phone with Jayne, please find attached a copy of the Soil Validation Report for 13 Mitchell St, Griffith.

Regards

Sam

**Samantha Willimott**

Phone: 6205 8668 | Email: [samantha.willimott@act.gov.au](mailto:samantha.willimott@act.gov.au)

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<Soil Validation for 13 Mitchell Street, Griffith.pdf>

Private Note



No Channel

05/02/2018 03.49 PM

Louise Griffiths,

**From:** Johnston, Grant

**Sent:** Monday, 5 February 2018 2:50 PM

**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Cc:** Peek, Rohan <[Rohan.Peek@act.gov.au](mailto:Rohan.Peek@act.gov.au)>; Griffiths, Louise (CSD) <[Louise.Griffiths@act.gov.au](mailto:Louise.Griffiths@act.gov.au)>

**Subject:** Owner of 13 Mitchell St, Griffith [DLM=For-Official-Use-Only]

Jayne

I just had the owner of 13 Mitchell St call me advising he had spoken with the 3 of you in regards to two things at his site.

1. The sewer tie not being disconnected in the right place
2. Some bonded asbestos being found on his site.

He didn't really give me any specific detail, but I referred him back to ART and advised that he was to discuss with ART any issues, as IFCW could only act on instruction of ART on these blocks.

I understand he was the owner, and had a builder who may not be happy with how things have been done so wants things done the builders way...

As far as I am concerned, if we have had an asbestos assessor and soil validator give us the all clear, AND we have a certificate advising the sewer tie was done correctly, we can't really do more than that...

Grant Johnston | Principal's Authorised Person | Commercial Infrastructure Branch

Phone 02 6205 8636 | Fax 02 6207 5468 | Mobile [REDACTED]

Infrastructure Finance and Capital Works | Chief Minister, Treasury and Economic Development Directorate | ACT Government

Level 2 Nature Conservation House, Corner of Benjamin Way and Emu Bank, Belconnen ACT 2617 | PO Box 818 Dickson ACT 2602 | [www.act.gov.au](http://www.act.gov.au)

Private Note



No Channel

05/02/2018 03.49 PM

Louise Griffiths,

**From:** Reece, Jayne

**Sent:** Monday, 5 February 2018 3:32 PM

**To:** Griffiths, Louise (CSD) <Louise.Griffiths@act.gov.au>

**Subject:** Contact with [REDACTED] [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Louise,

I spoke to [REDACTED] at 12pm today.

He had two issues to raise:

1. Discovery of asbestos on the site;
2. Apparent failure to disconnect a storm water tie properly

I told him:

- I said I was not aware of the storm water tie issue.
- The taskforce deals with the removal of loose fill asbestos affected properties. I understood the asbestos he discovered was bonded. He confirmed this was the case.
- At the point at which title on the block was transferred (which was in May last year) it had clearance certificates to say that loose fill asbestos had been removed.
- He asked about hot spots. I explained the process of testing and deregistration.

- Referred to exclusions in sales contracts regarding any contaminants remaining on land.
- Indicated that he should contact Worksafe and/or asbestos assessor for advice on steps to remove/disposal;
- Asked him whether he was on title. He said he is husband of the owner.
- He asked whether we were going to do anything about the asbestos on the block. I said no.
- He said he would go to the Canberra Times. I said he was welcome to do that if he wished.

For filing in CRM please.

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**  
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Private Note



No Channel

05/02/2018 11.20 AM

Louise Griffiths,

██████████ called as he had not heard from the Director yet. I advised I had attempted to follow up for him but she had not been in her office. I attempted to forward ██████████ to the Director but she was in a meeting. I advised ██████████ that I would let the Director know that he had called again once she was out of her meeting. ██████████ advised that he had time pressures as he had a concreter scheduled for next week. I assured him that I would follow up with the Director as a matter of priority.

Private Note



No Channel

02/02/2018 04.07 PM

Louise Griffiths,

██████████ called to advise he had purchased 13 Mitchell Street Griffith and that his builder had come across bonded asbestos on the block. He claimed that we were in breach as he had a certificate stating the block was remediated.

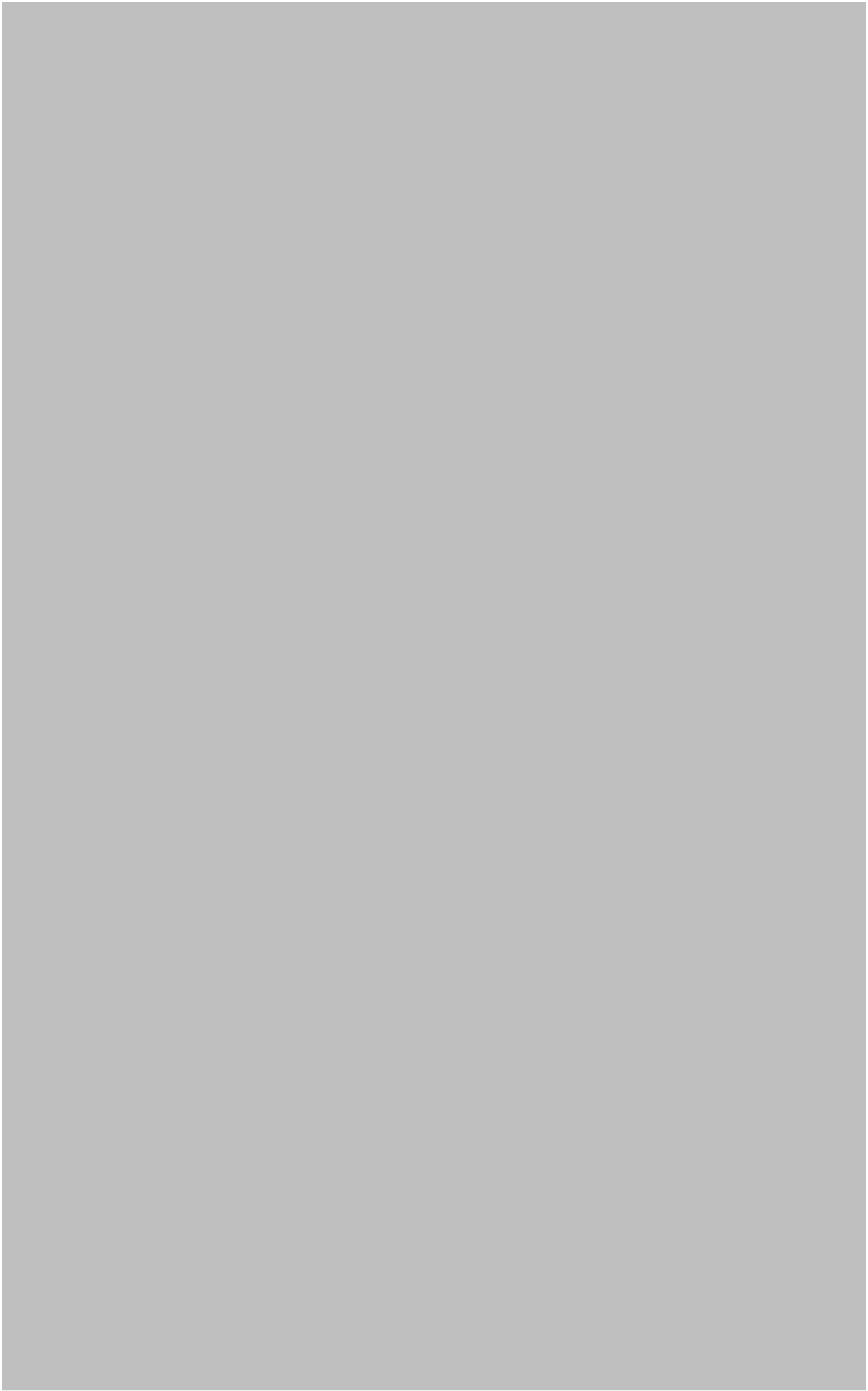
I advised the remediation was for loose fill asbestos and not for any other forms of asbestos/contaminants which are commonly found on residential blocks given builders practices decades ago to bury building rubble. I advised it in the contract regarding this.

██████████ advised he had reviewed the contract and there was nothing in it - I assured him there was - I asked him for his email address and I advised I would send him the section within the contract. He advised he would rather talk to someone else someone my senior.

He advised he was thinking of calling Worksafe - I advised they would be helpful in explaining to him as the owner responsible for the bonded asbestos removal what was required to ensure safety safety methods were adhered too.

██████████ advised he still believed the Government was in breach and asked to speak to someone - I advised that I would escalate his concerns. He provided his mobile number - he also requested my direct number which I provided. He requested that he get a call back as a matter of priority - I advised I would escalate his concerns straight away.

I raised his concerns with the Director - Asbestos Response Taskforce and provided details of his concerns and contact details for [REDACTED]







---

**From:** Reece, Jayne  
**Sent:** Monday, 26 March 2018 1:52 PM  
**To:** Rutledge, Geoffrey  
**Cc:** Fitzgerald, Bruce  
**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

**Importance:** High

Hi Geoffrey,

The amount quoted by [REDACTED] below is simply the commercial rate charged by WBRMC to dump contaminated waste containing bonded asbestos. This waste will not go into our 'Mr Fluffy' area of the tip. It was not an offer by the Taskforce (as referred to) but simply a relaying of information given to me by NoWaste on 14 February 2018. I have just spoken to NoWaste and confirmed that rate remains current.

In the circumstances I would respond to [REDACTED] as follows:

I can confirm that the commercial rate to dump waste containing bonded asbestos at West Belconnen Resource Management Centre is \$83.05 per tonne.

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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---

**From:** Rutledge, Geoffrey  
**Sent:** Sunday, 25 March 2018 8:22 PM  
**To:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

For advice.

---

**From:** [REDACTED]  
**Sent:** Sunday, 25 March 2018 1:29 PM  
**To:** Rutledge, Geoffrey <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>  
**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Mr Rutledge,

We are contacting you following your offer at The Hellenic Club on Thursday 1 March to discuss any issue regarding the remediation of our block from amosite asbestos found at our site at 13 Mitchell Street Griffith.

On 14 February 2018 your office, in the email below, offered the use of the ACT Government's West Belconnen facility to dispose of the remaining contaminated waste at the cost of \$83.05 inclusive of GST per tonne.

We are now in a position where we need to finalise the remediation of the site and have to remove the remaining asbestos bricks and soil and would like to take up the Asbestos Response Taskforce's offer. We anticipate the amount we need to remove is no more than four trucks full of waste.

We would appreciate a response by COB Monday 26 March on what we are required to do to access this offer so we can action the work as soon as possible and commence building our homes.

Regards

---

**From:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Sent:** Wednesday, 14 February 2018 1:36 PM

**To:** [REDACTED]

**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>

**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

The position is as outlined in my email below.

The agreement was to allow access to the West Belconnen Tip for removal of the three piles of debris which your builder's employee had removed and then spread around the site. There was no mention of a 100mm scrape of either the work area (which was the affected house plus the immediate surrounding area) or of the entirety of the block. The work area had previously been tested on removal of the affected structure and on that basis the block had been deregistered in accordance with the requirements of section 47N of the *Dangerous Substances Act*. It had been certified on the basis of that testing as fit for residential reuse. As I have now made clear to you on several occasions the Taskforce does not consider it has any liability at all to provide any assistance in relation to this matter particularly given the provisions of the contract which specifically release the Territory from any claims in circumstances such as yours. Access to the tip was granted as a gesture of goodwill.

The Taskforce remains willing to provide access to the tip to dispose of the three piles of debris identified last Friday. It will not agree to access to the tip for a 100mm scrape nor removal from the site of any other material (I have now been informed that the contractor had also been instructed to remove pavers from the area and scrape the entire block).

At this stage, and until the matter is resolved, the designated "Mr Fluffy disposal site" at West Belconnen will not be able to be accessed for disposal of any waste from your site. West Belconnen may still be accessed for disposal of your waste at a cost of approximately \$83.05 inclusive of GST per tonne.

Regards

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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---

**From:** [REDACTED]

**Sent:** Wednesday, 14 February 2018 12:43 PM

**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>

**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>

**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

Our correspondence has always referenced the removal of the contaminated soil on site. This is what has been agreed to between Government and ourselves.

As I mentioned at our meeting on site on Friday last week, I had an individual asbestos assessment about the site. The report documents that we need to remove the stockpiles **and** 100 mm of the site to ensure that the site is remediated from asbestos.

Removing just the stockpiles would not guarantee the remediation of the site and for the Government to place a new condition into this agreement without an understanding of the full situation after we have contracted the services and commenced work is appalling.

Please confirm the Government's stand on this situation immediately as I understand Rowan, the contractor and my builder are on site waiting.

Regards

---

**From:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Sent:** Wednesday, 14 February 2018 12:06:19 PM  
**To:** [REDACTED]  
**Cc:** Fitzgerald, Bruce  
**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

It has come to our attention that excavators are currently on site on this block undertaking a 100mm scrape. The Taskforce agreed to facilitate access to the West Belconnen Tip to dispose of the three piles of soil which were on site when I undertook my site visit last Friday morning. There was no mention of a further scrape of the block being undertaken and it was not part of the request as I understood it. It remains the Taskforce's position that it has no liability to assist however as a gesture of goodwill we would be facilitating access to the tip to dispose of the soil contaminated by your builder's employee.

Until confirmation is received that only the agreed piles will be transported the contractor will be unable to access to the tip.

Regards,

**Jayne Reece**  
**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**  
Environment, Planning and Sustainable Development Directorate | ACT Government

**From:** [REDACTED]  
**Sent:** Tuesday, 13 February 2018 11:12 AM  
**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>  
**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Ms Reece,

Our builder has arranged Indetail to commence the work today, the machinery is on its way to site however I am told there is a need for a book and tokens.

Indetail contacted Rowan however Rowan did not know anything about this.

How do we proceed?

Thanks again

---

**From:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Sent:** Monday, 12 February 2018 4:06:05 PM  
**To:** [REDACTED]  
**Cc:** Fitzgerald, Bruce  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

I have been given the name of two companies. I understand each them have EPA authorisation and have been inducted to West Belconnen:

- AJD Demos – they can be contacted on [REDACTED]; and
- Fab Indetail – they can be contacted on [REDACTED]

Regards,

**Jayne Reece**  
**Director |Asbestos Response Taskforce| Phone: 02 6207 0660 | Fax: 02 6207 5101**  
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---

**From:** [REDACTED]  
**Sent:** Monday, 12 February 2018 1:38 PM  
**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>  
**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

Thank you for your email.

We wish to confirm that we will pay for the services of a suitable contractor to appropriately dispose of the waste on the basis that we get access to the West Belconnen site to dump the contaminated soil at no charge.

Can you please send through a list of suitable contractors by the end of the day so I am able to obtain quotes and timeframes for their services as soon as possible?

Regards

[REDACTED]

---

**From:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Sent:** Monday, 12 February 2018 11:59:45 AM  
**To:** [REDACTED]  
**Cc:** Fitzgerald, Bruce  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

Thank you for your email below.

I have discussed this issue further with my colleagues and whilst we remain of the opinion that the Taskforce has no liability to assist in these circumstances we are prepared to facilitate access to the West Belconnen Tip. This is on the condition that payment for the services of a suitable contractor appropriately dispose of waste is your responsibility.

If this arrangement is acceptable to you can you please advise as soon as possible.

Regards,

**Jayne Reece**  
**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**  
Environment, Planning and Sustainable Development Directorate | ACT Government

---

**From:** [REDACTED]  
**Sent:** Saturday, 10 February 2018 4:12 PM  
**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

We are extremely upset with the Government's decision on this case.

Just to clarify, you are rejecting our offer of paying for the services of a suitable Taskforce contractor to pick up the contaminated soil on our block and haul it to the Taskforce's asbestos dump site at West Belconnen where you would provide us free access. This would result in a no cost option to the Government except to provide free access to the site so we could dump the contaminated soil.

As I understand from your email, you are denying us access to the site to dump the asbestos contaminated soil which is work that should have been carried out by the Government as part of the original demolition of the dwelling.

We are horrified by the unconscionable stand the Government is taking on this. Clearly, the original works have not been carried out to ensure the block was safe. In addition, to remove the parcel of land from the Affected Residential Premises Register is nothing short of misleading and deceptive conduct.

Can you please confirm that my understanding of your position is correct by **noon Monday 12 February 2018**. If it is the case, we will continue our alternate courses of action as we have indicated in previous correspondence.

Regards

---

**From:** Reece, Jayne [<mailto:Jayne.Reece@act.gov.au>]  
**Sent:** Friday, 9 February 2018 4:22 PM  
**To:** [REDACTED]  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED],

Thank you for meeting us on your block this morning.

The Taskforce has reviewed the information you provided by email along with the discussions which occurred on site. We have also considered the proposal put forward by you regarding disposal of the soil on your site. Whilst sympathetic to your circumstances the Taskforce remains of the view that it cannot assist any further given the clauses contained in 7.1, 7.2, 7.3 and 7.7 of your sales contract.

Kind Regards

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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---

**From:** [REDACTED]  
**Sent:** Thursday, 8 February 2018 3:14 PM  
**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>  
**Subject:** Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Ms Reece,

We would like to meet you, a representative of your office and the managing contractor on site tomorrow (Friday 9 February) so we can explain further the situation, show you the issues we are facing and hopefully come up with an amicable arrangement so we can proceed with our build.

Can you please confirm by close of business today when someone would be able to meet us tomorrow?

Kind Regards

[REDACTED]

[REDACTED]

---

**From:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Sent:** Tuesday, 6 February 2018 6:19:41 PM  
**To:** [REDACTED]  
**Cc:** Fitzgerald, Bruce; Willimott, Samantha  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear [REDACTED]

I refer to your email sent to the Asbestos Response Taskforce at 9.34pm on 5 February 2018 on behalf of you and your wife, [REDACTED] in relation to issues identified on the block purchased by [REDACTED] and [REDACTED] [REDACTED] known as 13 Mitchell Street, Griffith. Those issues were identified as:

1. all existing plumbing is still in situ; and
2. bonded asbestos has been identified on the block which has led to soil contamination.

In respect of the second issue, you have requested 'immediate assistance from the Asbestos Response Taskforce by assigning an appropriate contractor to come and remove the contaminated soil and existing rubble by 6pm on 8 February 2018'. You have also requested that the Taskforce indicate its intention in relation to this request by 4pm today, 6 February 2018.

As previously advised the Asbestos Response Taskforce does not consider it has an obligation to remove soil and rubble contaminated by the presence of bonded asbestos identified after the affected structure has been demolished and the block has been deregistered and sold. Accordingly, it does not agree to meet the cost of this remediation or arrange a contractor to undertake this work.

Prior to entering into the Contract, the Asbestos Response Taskforce was in possession of a Loose Fill Asbestos – Site Soil Validation Report prepared by Parsons Brinckerhoff Australia Pty Ltd. A copy of this report was provided to you on 5 February 2018. This report concluded the following:

*‘The asbestos in soil investigation and remediation work to address potential impact of asbestos fibres in the demolition work area of a former house affected by loose fill asbestos at Block 9, Section 32, 13 Mitchell Street Griffith, has been completed as detailed in this report, in accordance with the NEPM ASC and the WA Guidelines. On that basis, I recommend to the Territory that the demolition work area of this property is suitable for residential reuse with respect to asbestos fibres.’*

On the basis of this report, the property was removed from the Affected Residential Premises Register on 23 September 2016.

At the time of entry into the Contract for the Grant of Crown Lease, the Territory, by way of the Asbestos Response Taskforce, provided no warranties or representations as to the condition or state of the soil or contamination, or the existence or non-existence of any Substance on or affecting the land. Further, the Territory is indemnified and released from any claims whatsoever arising from or in respect of the condition of the Land and surrounding areas. These

Accordingly, consistent with the advice provided to you by phone on 5 February 2018, I recommend you contact Worksafe and/or an asbestos assessor to seek advice in relation to the removal and disposal of the bonded asbestos identified.

In respect of the first issue above, and as confirmed in an earlier email to you dated 5 February 2018, the demolition contractor is required to organise a plumbing and drainage inspection with Access Canberra as part of the Certificate of Completion of Demolition process. The Asbestos Response Taskforce does not have documents evidencing this process that it can provide to you, apart from the Certificate of Completion of Demolition itself. Any inquiries in relation to the plumbing in these circumstances should be directed to Access Canberra’s Plumbing and Gas team on 6207 6907 or 6207 1923.

Should you require any further information, please do not hesitate to contact me.

Regards

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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**From:** [REDACTED]

**Sent:** Monday, 5 February 2018 9:34 PM

**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>; Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>; Willimott, Samantha <[Samantha.Willimott@act.gov.au](mailto:Samantha.Willimott@act.gov.au)>

**Subject:** Block 9 Section 32 Griffith (13 Mitchell Street, Griffith)

Attention Asbestos Response Taskforce,

We are taking this opportunity to document our conversations to date with the Asbestos Response Taskforce regarding Block 9 Section 32 Griffith (13 Mitchell Street, Griffith).

As discussed with your office, on Friday 2 February my builder commenced preparing the site for the slab. However as part of the preparation he found all existing plumbing (both clay and PVC pipes - refer to attached photos) still is situ on site.

Even more distressing is that as part of the site preparation, he found also bonded asbestos in an area on site (refer to attached photos). This bonded asbestos is now mixed in with the soil which was scraped from the site for the preparation of the slab and thus the soil is contaminated.

On finding out about this situation we immediately contacted the Asbestos Response Taskforce to understand how we could proceed with the building process with the issues on hand. To my surprise the Taskforce said that they are not responsible for the issues in any shape or form and referred me to the contract for sale and told me to log the issue with WorkSafe ACT. They also advised me that there was a Site Soil Variation Report done on samples of the site and an asbestos clearance certificate issued indicating there were no issues with the site.

While we appreciate the report suggests there are no issues, we would like to highlight that it was only done **on samples** and that despite what a report or certificate says, the building was not demolished correctly, with clear evidence of asbestos and as such the site is not safe.

And to suggest that the contract for sale indemnifies the ACT Government is irresponsible when clearly the demolition was not carried out as described in Clause 5.3 "Demolition Works". The reasons why the Demolition Works clauses have not been met can be evidenced as follows:

- Asbestos **was not** removed in line with Work Safe Australia and ACT Demolition Work Code of Practice
- Services **were not** disconnected in line with ACTEWAGL's regulations regarding disconnection of services with both clay and PVC pipes still on site
- Building rubble from the existing dwelling **was found on site** including roof tiles, bricks and bonded asbestos as per the photo.
- The removal of asbestos **was not** undertaken as described in the Asbestos Response Taskforce's Demolition Overview where - "The contractors will also remove any **non-friable or bonded asbestos** prior structural demolition... The house is demolished only when a clearance certificate for **both friable and non-friable** asbestos removal has been issued by an independent licensed asbestos assessor."

We have paid over \$1.6 million for a site that has clearly not been remediated correctly despite the Taskforce's claims that it has. Further disturbing issues is [redacted] have played on site digging around in the dirt which we understood to be remediated. We now also find we are in breach of the building contract where slab preparation is to commence on Friday 9 February and because site has not been remediated we cannot proceed further until it is rectified.

With the major issues on hand, we are seeking immediate assistance from the Asbestos Response Taskforce by assigning an appropriate contractor to come and remove the contaminated soil and existing rubble (including pipes etc) by 6pm Thursday 8 February 2018.

We ask that you respond via email by 4pm Tuesday 6 February 2018 on your intended course of action otherwise we will have no choice except to take this matter further with legal representation and contacting the press.

[redacted]

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**From:** Reece, Jayne  
**Sent:** Tuesday, 27 March 2018 12:13 PM  
**To:** Rutledge, Geoffrey  
**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Geoffrey,

See email below from NoWaste.

Jayne

---

**From:** Haraldson, Anthony  
**Sent:** Tuesday 27 March 2018 11:48  
**To:** Reece, Jayne  
**Cc:** Finch, Stuart; Cameron, Michael  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Jayne

Happy for my number to be given to [REDACTED] direct- 02 6207 5345 or [REDACTED].

I can gather information and arrange bookings with my team.

Regards

Anthony Haraldson | Manager, Assets and Landfill Operations Phone 02 6207 5345 | Mobile [REDACTED] | Email: anthony.haraldson@act.gov.au<mailto:anthony.haraldson@act.gov.au>  
ACT NoWaste | Transport Canberra and City Services Directorate | ACT Government Level 2, 490 Northbourne Avenue, Dickson 2602 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au<http://www.act.gov.au/>

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**From:** Reece, Jayne  
**Sent:** Tuesday, 27 March 2018 11:00 AM  
**To:** Haraldson, Anthony <Anthony.Haraldson@act.gov.au>  
**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Do you have a direct number we can give to [REDACTED]? He is the fellow I was speaking to you about yesterday that needs to privately arrange disposal of contaminated waste at West Belconnen.

Jayne Reece

Director |Asbestos Response Taskforce| Phone: 02 6207 0660 | Fax: 02 6207 5101 Environment, Planning and Sustainable Development Directorate | ACT Government Level 2, 221 London Circuit Canberra ACT 2601 | GPO Box 158 Canberra ACT 2601 | www.asbestostaskforce.act.gov.au<http://www.asbestostaskforce.act.gov.au/> |

www.environment.act.gov.au<http://www.environment.act.gov.au/> |  
www.planning.act.gov.au<http://www.planning.act.gov.au/>

From: Rutledge, Geoffrey  
Sent: Tuesday, 27 March 2018 10:58 AM  
To: Reece, Jayne <Jayne.Reece@act.gov.au<mailto:Jayne.Reece@act.gov.au>>  
Subject: FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

[REDACTED]  
Sent: Tuesday, 27 March 2018 10:51 AM  
To: Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au<mailto:Geoffrey.Rutledge@act.gov.au>>  
Subject: Re: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Good morning Mr Rutledge,

Thank you for your prompt reponse.

I was hoping for a direct contact and phone number for West Belconnen Resource Management Centre, not a link to a non-government website with the Access Canberra phone number.

Can you please provide a direct contact and phone number?

Kind Regards

[REDACTED]  

---

From: Vest, Petra <Petra.Vest@act.gov.au<mailto:Petra.Vest@act.gov.au>> on behalf of Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au<mailto:Geoffrey.Rutledge@act.gov.au>>  
Sent: Tuesday, 27 March 2018 10:34:28 AM  
To: [REDACTED]  
Subject: RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Good Morning [REDACTED],

Please see below link.

[https://www.mycommunitydirectory.com.au/Outlet/152034/West\\_Belconnen\\_Resource\\_Management\\_Centre<https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.mycommunitydirectory.com.au%2FOutlet%2F152034%2FWest\\_Belconnen\\_Resource\\_Management\\_Centre&data=02%7C01%7C%7C81aaf7c0684a42e61be0](https://www.mycommunitydirectory.com.au/Outlet/152034/West_Belconnen_Resource_Management_Centre<https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.mycommunitydirectory.com.au%2FOutlet%2F152034%2FWest_Belconnen_Resource_Management_Centre&data=02%7C01%7C%7C81aaf7c0684a42e61be0)

08d593722083%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C636577040732773487&sdata=6pG68BdJ%2B6yg1%2F6Km71xlg4rHILvwrE63ymr%2BDt4Gfw%3D&reserved=0>

Kind Regards,

Petra

Petra Vest | Executive Assistant to Director-General Ben Ponton

DDG Geoffrey Rutledge, Sustainability & the Built Environment

Environment, Planning and Sustainable Development Directorate

ACT Government | Phone 02 6205 9646 | [petra.vest@act.gov.au](mailto:petra.vest@act.gov.au)<<mailto:petra.vest@act.gov.au>>

Dame Pattie Menzies House, 16 Challis Street, Dickson

[www.environment.act.gov.au](https://nam04.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.environment.act.gov.au%2F&data=02%7C01%7C%7C81aaf7c0684a42e61be008d593722083%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C636577040732773487&sdata=0BFVWhEJd3HTkpgbhE658qumOjDkDqQJBbBsWQtVQ6E%3D&reserved=0)<<https://nam04.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.environment.act.gov.au%2F&data=02%7C01%7C%7C81aaf7c0684a42e61be008d593722083%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C636577040732773487&sdata=0BFVWhEJd3HTkpgbhE658qumOjDkDqQJBbBsWQtVQ6E%3D&reserved=0>> |

[www.planning.act.gov.au](https://nam04.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.planning.act.gov.au%2F&data=02%7C01%7C%7C81aaf7c0684a42e61be008d593722083%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C636577040732773487&sdata=206a1KGJHqC5ZmlaXtVPbP2IAflRqDGEHfMS6Jt6Tgl%3D&reserved=0)<<https://nam04.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.planning.act.gov.au%2F&data=02%7C01%7C%7C81aaf7c0684a42e61be008d593722083%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C636577040732773487&sdata=206a1KGJHqC5ZmlaXtVPbP2IAflRqDGEHfMS6Jt6Tgl%3D&reserved=0>>

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**From:** Reece, Jayne  
**Sent:** Wednesday, 4 April 2018 11:14 AM  
**To:** Kingham, Richard  
**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Can you please dig out the fee waiver material from when we set it up? Need it reasonably urgently to go back to Geoffrey today.

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

Environment, Planning and Sustainable Development Directorate | ACT Government

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| [www.environment.act.gov.au](http://www.environment.act.gov.au) | [www.planning.act.gov.au](http://www.planning.act.gov.au)

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**From:** Rutledge, Geoffrey  
**Sent:** Wednesday, 4 April 2018 11:06 AM  
**To:** Reece, Jayne <Jayne.Reece@act.gov.au>  
**Cc:** Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>  
**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Any advice?

---

**From:** [REDACTED]  
**Sent:** Tuesday, 3 April 2018 2:13 PM  
**To:** Rutledge, Geoffrey <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>; Finch, Stuart <[Stuart.Finch@act.gov.au](mailto:Stuart.Finch@act.gov.au)>  
**Subject:** Fw: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Good afternoon Mr Rutledge,

Following our email correspondence last week, we have been liaising with ACT NoWaste and the ACT Environmental Protection Authority to carry out the asbestos removal works.

To finalise the ACT NoWaste approval we require a confirmation from the Asbestos Response Taskforce of whether we can obtain a waiver to dispose of the asbestos as defined here:

<https://www.tccs.act.gov.au/recycling-and-waste/forms-fees/mr-fluffy-waiver>. As we understand from reading the website and associated documentation, we qualify for the waiver because the residence was classified as a Mr Fluffy house under the scheme. This would ultimately reduce the \$83.05 per tonne disposal fee to \$0 per tonne.

If possible, can you please provide a response by close of business today (Tuesday 3 April) so we can complete the appropriate ACT NoWaste forms to be able to undertake the disposal this week.

Regards

[REDACTED]

---

**From:** "Rutledge, Geoffrey" <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>

**Date:** 26 March 2018 at 3:39:40 pm AEDT

**To:** [REDACTED]

**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

[REDACTED],

Thank you for contacting me.

Yes, the current commercial rate to dump waste containing bonded asbestos at West Belconnen Resource Management Centre is \$83.05 per tonne.

This can be accessed by yourself and your builder. You should contact the West Belconnen Resource Management Centre and organise it with them directly, discussing with them any requirements.

Geoffrey Rutledge | Deputy Director-General, Sustainability and the Built Environment

Phone 02 6207 5001 | Mobile [REDACTED]

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 3, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | [www.environment.act.gov.au](http://www.environment.act.gov.au)



---

**From:** [REDACTED]

**Sent:** Sunday, 25 March 2018 1:29 PM

**To:** Rutledge, Geoffrey <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>

**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Mr Rutledge,

We are contacting you following your offer at The Hellenic Club on Thursday 1 March to discuss any issue regarding the remediation of our block from amosite asbestos found at our site at 13 Mitchell Street Griffith.

On 14 February 2018 your office, in the email below, offered the use of the ACT Government's West Belconnen facility to dispose of the remaining contaminated waste at the cost of \$83.05 inclusive of GST per tonne.

We are now in a position where we need to finalise the remediation of the site and have to remove the remaining asbestos bricks and soil and would like to take up the Asbestos Response Taskforce's offer. We anticipate the amount we need to remove is no more than four trucks full of waste.

We would appreciate a response by COB Monday 26 March on what we are required to do to access this offer so we can action the work as soon as possible and commence building our homes.

Regards

[REDACTED]

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**From:** Reece, Jayne  
**Sent:** Wednesday, 4 April 2018 4:45 PM  
**To:** Rutledge, Geoffrey  
**Cc:** Fitzgerald, Bruce; Kingham, Richard  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Geoffrey,

I have just had an opportunity to discuss this with Bruce.

We have canvassed the issues you and I discussed on the phone earlier and have jointly come to the view that in this case given the presence of fibres on the brick a fee waiver could be supported on this occasion provided it is made on a without admission of liability basis.

Regarding any precedent this may set whilst I remain concerned about the potential for other requests to be received I think this needs to be considered in light of the overall goal of the scheme to eradicate loose fill asbestos. Were it not for the presence of the fibres on the brick I think the Taskforce's position should remain as outlined below.

Given this I think the response to [REDACTED] should be as follows:

On this occasion, and without any admission of liability, the Taskforce is prepared to support the fee waiver applying to disposal of waste from your property.

**Jayne Reece**

**Director | Asbestos Response Taskforce | Phone: 02 6207 0660 | Fax: 02 6207 5101**

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| [www.environment.act.gov.au](http://www.environment.act.gov.au) | [www.planning.act.gov.au](http://www.planning.act.gov.au)

---

**From:** Reece, Jayne  
**Sent:** Wednesday, 4 April 2018 3:13 PM  
**To:** Rutledge, Geoffrey <Geoffrey.Rutledge@act.gov.au>  
**Cc:** Fitzgerald, Bruce <Bruce.Fitzgerald@act.gov.au>; Kingham, Richard <Richard.Kingham@act.gov.au>  
**Subject:** RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Hi Geoffrey,

We have confirmed the cabinet decision relating to the tip fee waiver was to provide a waiver of waste disposal fees where Program homes are remediated or demolished and asbestos contaminated waste is disposed of at an ACT Government waste management facility. The cabinet decision pre-dates the establishment of the Asbestos Response Taskforce in June-July 2014. In a brief dated 20 June 2014 the Minister agreed to "waive all disposal fees for "Mr Fluffy" houses as per the list held with the Chief Minister and Treasury Directorate". It seems that the fee waiver does not apply in circumstances where a property is no longer on "the list".

Agreeing to [REDACTED] most recent request, in circumstances where the property has been deregistered and sold, risks setting a precedent for other properties which are undergoing redevelopment on formerly affected blocks.

Whilst the Taskforce previously agreed, as a gesture of goodwill, to allow access to the Mr Fluffy site at West Belconnen the waste in question at that time had only been identified as containing bonded asbestos.

I would suggest a response to [REDACTED] as follows:

As you are aware you were previously provided with access to the "Mr Fluffy" site at West Belconnen to dispose of three piles of material which had been contaminated with bonded asbestos. That access was provided as a gesture of goodwill and was made on without admission of liability basis. In circumstances where the formerly affected property is no longer on the Affected Residential Premises Register the tip fee waiver ceases to apply to your block.

Happy to discuss if you have any questions

Jayne

---

**From:** Rutledge, Geoffrey  
**Sent:** Wednesday, 4 April 2018 11:06 AM  
**To:** Reece, Jayne <[Jayne.Reece@act.gov.au](mailto:Jayne.Reece@act.gov.au)>  
**Cc:** Fitzgerald, Bruce <[Bruce.Fitzgerald@act.gov.au](mailto:Bruce.Fitzgerald@act.gov.au)>  
**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Any advice?

---

**From:** [REDACTED]  
**Sent:** Tuesday, 3 April 2018 2:13 PM  
**To:** Rutledge, Geoffrey <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>; Finch, Stuart <[Stuart.Finch@act.gov.au](mailto:Stuart.Finch@act.gov.au)>  
**Subject:** Fw: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Good afternoon Mr Rutledge,

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To finalise the ACT NoWaste approval we require a confirmation from the Asbestos Response Taskforce of whether we can obtain a waiver to dispose of the asbestos as defined here: <https://www.tccs.act.gov.au/recycling-and-waste/forms-fees/mr-fluffy-waiver>. As we understand from reading the website and associated documentation, we qualify for the waiver because the residence was classified as a Mr Fluffy house under the scheme. This would ultimately reduce the \$83.05 per tonne disposal fee to \$0 per tonne.

If possible, can you please provide a response by close of business today (Tuesday 3 April) so we can complete the appropriate ACT NoWaste forms to be able to undertake the disposal this week.

Regards

[REDACTED]

---

**From:** "Rutledge, Geoffrey" <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>  
**Date:** 26 March 2018 at 3:39:40 pm AEDT

To: [Redacted]

Subject: RE: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

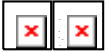
Mr [Redacted]

Thank you for contacting me.

Yes, the current commercial rate to dump waste containing bonded asbestos at West Belconnen Resource Management Centre is \$83.05 per tonne.

This can be accessed by yourself and your builder. You should contact the West Belconnen Resource Management Centre and organise it with them directly, discussing with them any requirements.

Geoffrey Rutledge | Deputy Director-General, Sustainability and the Built Environment  
Phone 02 6207 5001 | Mobile [Redacted]  
Environment, Planning and Sustainable Development Directorate | ACT Government  
Level 3, 16 Challis Street, Dickson | GPO Box 158 Canberra ACT 2602 | [www.environment.act.gov.au](http://www.environment.act.gov.au)



---

**From:** [Redacted]

**Sent:** Sunday, 25 March 2018 1:29 PM

**To:** Rutledge, Geoffrey <[Geoffrey.Rutledge@act.gov.au](mailto:Geoffrey.Rutledge@act.gov.au)>

**Subject:** FW: Block 9 Section 32 Griffith (13 Mitchell Street, Griffith) [SEC=UNCLASSIFIED, DLM=For-Official-Use-Only]

Dear Mr Rutledge,

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On 14 February 2018 your office, in the email below, offered the use of the ACT Government's West Belconnen facility to dispose of the remaining contaminated waste at the cost of \$83.05 inclusive of GST per tonne.

We are now in a position where we need to finalise the remediation of the site and have to remove the remaining asbestos bricks and soil and would like to take up the Asbestos Response Taskforce's offer. We anticipate the amount we need to remove is no more than four trucks full of waste.

We would appreciate a response by COB Monday 26 March on what we are required to do to access this offer so we can action the work as soon as possible and commence building our homes.

Regards

[Redacted Signature]

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## **Loose Fill Asbestos – Site Soil Validation Report**

**HIGGINS, Block 3, Section 3:**

**37 Rich Street, Higgins, ACT, 2615, Australia**

**Prepared by: WSP Australia Pty Limited**

**For**

**ACT Asbestos Response Taskforce**

### **Introduction**

This report contains the results of an investigation and remediation of asbestos fibres in soil of the demolition work area of a property which is a registered loose fill asbestos affected property.

The Australian Capital Territory ('Territory') has acquired a number of properties affected with loose fill asbestos insulation (comprising mainly amosite and some crocidolite asbestos) and is carrying out remediation of the demolition work area of the properties to ensure that the land is suitable for future residential reuse.

We were engaged by the Territory to provide sampling to validate the remediation of asbestos fibres in soil within the demolition work area for the sole purpose of assisting the Territory with its pre-development investigations in land identified for release for future residential reuse following completion of preliminary works by others, namely:

- demolition of the house by a principal contractor, including a scrape of affected soil;
- clearance of the site as free of visible asbestos by a licensed asbestos assessor; and
- definition of the demolition work area by a licensed asbestos assessor.

The demolition work area is the area to which the asbestos removal clearance certificate applies and is defined by the licensed asbestos assessor. It generally comprises the original pre-demolition structure footprint of the affected premises, the decontamination unit and asbestos waste skip handling area, and the soil disturbance work area of the demolition contractor. It excludes the remainder of the property including any earthworks outside of the demolition work area and where other non-affected structures have been removed or landscaping work carried out. The licensed asbestos assessor prepared a simple plan of the demolition work area for later sampling of soil by the soil validator (WSP Australia Pty Limited).

Prior to sampling of soil in the demolition work area (refer to the methodology used for the sampling of soils described below), WSP Australia Pty Limited met on the site with the principal contractor (Shaw Building Group), who identified the extent of the demolition work area (as defined by the licensed asbestos assessor). The confirmed demolition work area for soil sampling is illustrated in Figure 1, **Attachment A**.

The scope of work was performed solely for the Territory and specifically targeted loose fill asbestos insulation (comprising mainly amosite and some crocidolite fibres). Any other forms of contaminants on site (e.g. lead, bonded asbestos) were not assessed. This report (including the conclusions and recommendations it contains) is prepared solely for use by the Territory and may not be used or relied upon by any other party. Any other party must make its own inquiries and obtain independent advice.

WSP Australia Pty Limited has assumed (i) the accuracy and completeness of all information provided to it by the principal contractor and licensed asbestos assessor, and (ii) the integrity of the clearance certificate provided as **Attachment B**.

The asbestos fibre in soil investigation was done in accordance with the Asbestos Response Taskforce Information sheet - Soil Validation Process (dated 10 November 2015), the ACT Government-endorsed National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (the NEPM ASC) and the 'Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia (May 2009)' (the WA Guidelines).

The investigation was undertaken after all visible loose fill asbestos and any other visible asbestos containing materials had been removed from the demolition work area, including a scrape of affected soil from the demolition work area, and a post demolition asbestos removal clearance certificate was issued by licensed asbestos assessor Ewan Dickenson of L&D Consulting (AA00005).

## Site Identification and Soil Condition of Demolition Work Area

The site may be identified according to the following parameters:

Parameter	Details	Parameter	Details
Division	HIGGINS	Block Size / Area	780 m <sup>2</sup>
Block	3	Demolition Work Area	659 m <sup>2</sup>
Section Number	3	Original Site Features	Single storey dwelling with detached car port

The post-demolition and post-remediation surface site conditions were observed by WSP Australia Pty Limited to feature occasional rocks, pockets of gravel, plant matter, and broken glass; however, no suspected friable asbestos containing materials (ACM) were observed either at the surface or during sampling.

After the 100mm remedial soil 'scrape' had been completed within the demolition work area, underlying exposed soils were observed during WSP Australia Pty Limited's sampling to typically comprise brown clay sand with traces of gravel.

## Site Demolition Work Area and Sampling Plan

A site drawing showing the site property boundary, demolition work area (as identified by the licenced asbestos assessor) and validation sample points is provided as Figure 1 in Attachment A.

## Soil Sampling Methodology At Demolition Work Area

WSP Australia Pty Limited attended the site on 4 September 2017 after the Principal Contractor (Shaw Building Group) confirmed the completion of demolition works and site clearance.

A description of the sampling methodology is detailed below and a summary of the sampling works including locations and rates is provided in the subsequent table:

- Samples were obtained from the demolition work area. The samples were collected at a density which is twice that recommended in the adopted guidelines.

- Soil samples (approximately 500g) were collected in a soil sample bag that were then submitted to a NATA accredited laboratory for sieving and gravimetric determination of asbestos (<7 mm).

Location	Sample Rate	No. Samples	Analysis
<b>Demolition Work Area</b>	Twice the density as per table in Appendix A of WA Guidelines <sup>1</sup> (2 samples every 100m <sup>2</sup> )	11	Amosite and crocidolite and chrysotile fibres <sup>2</sup>

**Note:**

-the NEPM screening level of 0.001% w/w asbestos in soil for fibrous asbestos (FA) and asbestos fines (AF) only applies where the FA and AF are able to be quantified by gravimetric procedures. This screening level is not applicable to free fibres. As per page 34 of the Guidelines, soil contamination by free fibres should be determined according to the presence or absence of fibres.

<sup>1</sup>: There are no clean vertical excavation faces on the demolition work area perimeter, so perimeter samples may be omitted]

<sup>2</sup>: Chrysotile fibres are not in loose fill asbestos insulation. However, they may be present as a contaminant in the residential soil or as a result of demolition. Whilst this report validates the remediation of the demolition works area primarily with respect to amosite or crocidolite loose fill asbestos, this report also contains information on any action taken with respect to chrysotile asbestos fibres.

Samples were collected by an experienced environmental consultant.

The assessment was limited to the demolition work area (**Attachment A**) as defined by the licenced asbestos assessor (Ewan Dickenson – AA00005).

Sampling locations are shown on the figure in **Attachment A**.

A photographic record of the validation sampling exercise is provided as **Attachment C**.

## Validation Results

The following validation soil sample analytical results were returned from the laboratory; laboratory certificates are provided **Attachment D**:

Sample No.	Grid Location (Easting, Northing)		Result / Asbestos Type
<b>S1</b>	683772	6099442	Non-Detect / Not Applicable
<b>S2</b>	683769	6099434	Non-Detect / Not Applicable
<b>S3</b>	683765	6099427	Non-Detect / Not Applicable
<b>S4</b>	683772	6099432	Non-Detect / Not Applicable
<b>S5</b>	683773	6099424	<b>Chrysotile Asbestos Detected</b>
<b>S6</b>	683776	6099431	Non-Detect / Not Applicable
<b>S7</b>	683779	6099438	Non-Detect / Not Applicable
<b>S8</b>	683786	6099434	Non-Detect / Not Applicable
<b>S9</b>	683782	6099426	<b>Chrysotile Asbestos Detected</b>
<b>S10</b>	683780	6099421	Non-Detect / Not Applicable
<b>S11</b>	683789	6099417	Non-Detect / Not Applicable

## Analytical Procedures

Asbestos in soil analysis was carried out in accordance with the WA Guidelines and the 'Australian Standard for the Qualitative Identification of Asbestos in Bulk Samples' (AS4964-2004).

## Hot Spot Treatment

As a result of the validation sampling, 2 hotspots were determined (i.e.: amosite, crocidolite and/or chrysotile asbestos fibres were reported in soil).

The Principal Contractor (Shaw Building Group) was directed by WSP Australia Pty Limited to remove additional soil in the nominated area(s) ('hotspot clean-up areas'). Additional soil removal was completed by scraping (as a minimum) an additional 100mm of soil from the surface. The scraped surface nominally extended laterally to the adjacent 'validated' sampling grid areas. An area of 7m x 7m (49m<sup>2</sup>) was removed for each hotspot, plus an additional area of soil was removed to account for a fragment of chrysotile asbestos fibre cement sheet found in S4.

WSP Australia Pty Limited attended the site on 21 September 2017 after the Principal Contractor (Shaw Building Group) confirmed the completion of the additional soil removal works. The hot spot clean-up area was subsequently re-validated in accordance with the methodology described in 'Sampling Methodology' above.

The extent of the hotspot clean-up areas and hotspot sample points is provided as Figure 2, in Attachment B.

The results of validation sampling in the hotspot clean-up areas are provided below.

Sample No.	Grid Location (Easting, Northing)		Result / Asbestos Type
HSV1	683773	6099424	Non-Detect / Not Applicable
HSV2	683782	6099426	Non-Detect / Not Applicable

## **Recommendation for Residential Reuse**

The asbestos in soil investigation and remediation work to address potential impact of asbestos fibres in the demolition work area of a former house affected by loose fill asbestos at HIGGINS, Block 3, Section 3, 37 Rich Street, Higgins, has been completed as detailed in this report, in accordance with the NEPM ASC and the WA Guidelines. On that basis, I recommend to the Territory that the demolition work area of this property is suitable for residential reuse with respect to asbestos fibres.

**For and on behalf WSP Australia Pty Limited**



Associate Director

Australian Capital Territory

Panel of Suppliers to Provide Environmental Specialist Advisory Services

Tender NO: 22652 110

Panel Contract NO:2014.22652.450

Date: 22 September 2017

## **Attachments**

This Site Soil Validation Report should be read in conjunction with the following attachments:

- **Attachment A:** Figure 1 and Figure 2
- **Attachment B:** Asbestos Clearance Certificate
- **Attachment C:** Photographic Record of Site Soil Validation
- **Attachment D:** Validation Sample Laboratory Certificate(s)

**Attachment A: Figure 1 and Figure 2**



ID	Comments
S1	No Friable Asbestos Detected
S2	No Friable Asbestos Detected
S3	No Friable Asbestos Detected
S4	No Friable Asbestos Detected
S5	Chrysotile Asbestos Detected
S6	No Friable Asbestos Detected
S7	No Friable Asbestos Detected
S8	No Friable Asbestos Detected
S9	Chrysotile Asbestos Detected
S10	No Friable Asbestos Detected
S11	No Friable Asbestos Detected

**Legend**

**Asbestos Detection Result**

- No Friable Asbestos Detected
- Chrysotile Asbestos Detected
- Cadastre
- Demolition Work Area

Map: 2270476B\_GIS\_102\_A      Author:

Date: 8/09/2017      Approved by:

Data source: © NSW Land and Property Information, ESRI DigitalGlobe

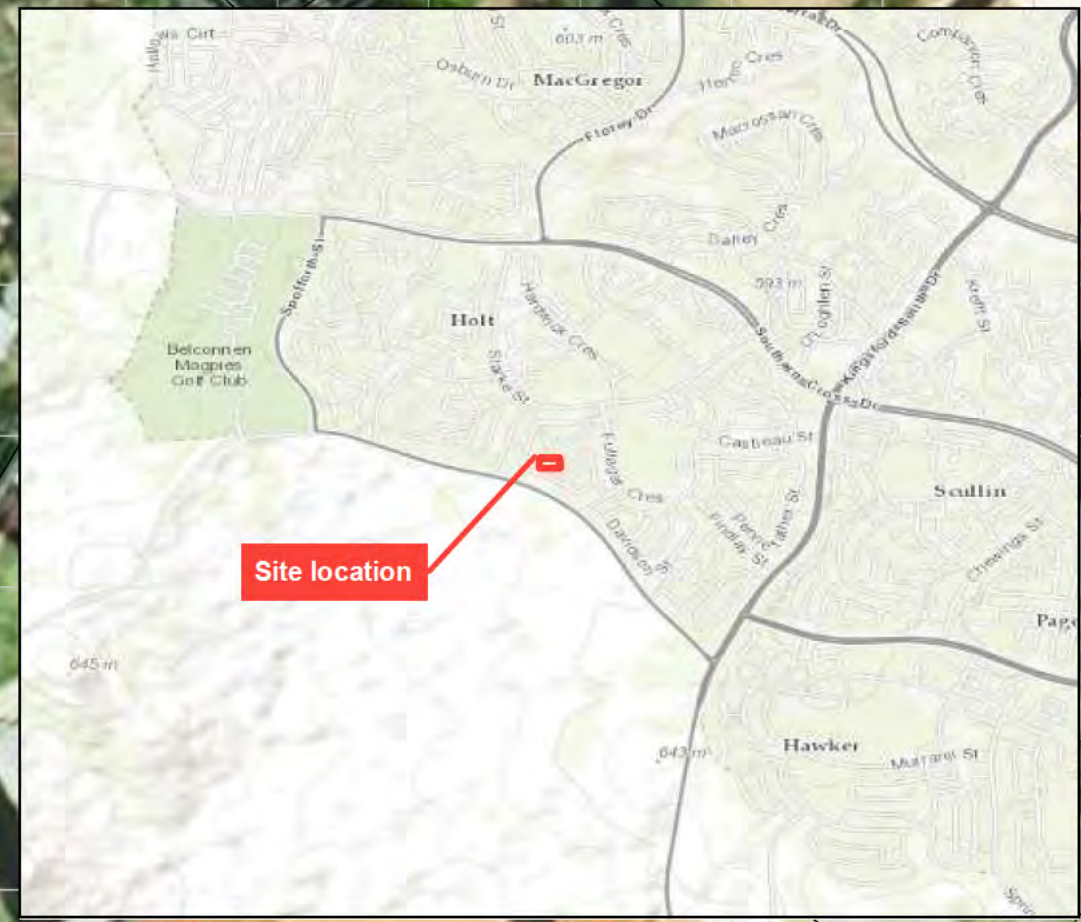
1250

Coordinate system: GDA 1994 MGA Zone 55  
Scale ratio correct when printed at A3



**Loose Fill Asbestos Affected Property - Site Soil Validation Report**  
**Figure 1**  
37 Rich Street, Higgins, ACT

683750 683755 683760 683765 683770 683775 683780 683785 683790 683795 683800 683805 683810 683815 683820 683825 683830 683835 683840 683845



ID	Comments
HSV1	No Friable Asbestos Detected
HSV2	No Friable Asbestos Detected

**Legend**

**Asbestos Detection Result**

- No Friable Asbestos Detected
- Hotspot Remediation Sampling Area
- Cadastre
- Demolition Work Area

Map: 2270476B\_GIS\_115\_A Author:

Date: 27/09/2017 Approved by:

Coordinate system: GDA 1994 MGA Zone 55  
Scale ratio correct when printed at A3



**Hotspot Validation Sampling - Site Soil Validation Report**  
**Figure 2**  
37 Rich Street, Higgins, ACT

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**Attachment B: L&D Consulting Asbestos Clearance Certificate**

## Post-demolition Site Clearance Certificate

**L&D Job Reference:** LD2686AA **Inspection date:** 29 August 2017  
**Asbestos Removalist:** Empire Contracting **Inspection time:** 2:55PM  
**Location:** 37 Rich St, Higgins  
**Description of Work:** Removal of 'Mr Fluffy' building materials following demolition and subsequent soil scrape of demolition area<sup>1</sup>  
**Inspected by:** [REDACTED] (ACT Licensed Asbestos Assessor - [REDACTED])

Lancaster & Dickenson Consulting Pty Ltd was engaged as independent ACT licensed Asbestos Assessors to undertake a visual inspection of the demolition area following the demolition of the loose-fill asbestos contaminated property located at 37 Rich St, Higgins.

An inspection of the demolition area carried out, on Tuesday, 29 August 2017, found no significant building materials on the soil surface. Photographs of the site at the time of the inspection are presented in Appendix A. Results of air-monitoring undertaken throughout the asbestos removal and demolition of the property are presented in Appendix B. A plan of the demolition area is presented in Appendix C.

The assessor has determined that the asbestos exposure risk associated with the demolition of the loose-fill asbestos contaminated property located at 37 Rich St, Higgins has been suitably mitigated to permit the soil validation process, as detailed in the 'Soil Validation Process InfoSheet' released in November 2015 by Worksafe ACT and the ACT Asbestos Response Taskforce, to commence.

All access/works undertaken within the demolition area of the site prior to the satisfactory completion of the soil validation process should be considered 'asbestos-related work' as per Section 419 of the ACT Work, Health and Safety Regulations 2011 (Approval 2014). All requirements associated with undertaking 'asbestos-related work' as detailed in the ACT Work Health and Safety (How to Safely Remove Asbestos Code of Practice) approval 2014 must be complied with.

Once the soil validation process has been suitably completed, i.e. when all (if any) asbestos hotspots identified during the soil validation process have been satisfactorily remediated, this document may be considered a clearance certificate for the works described above.

**Note:** Asbestos fibre and/or asbestos material may be present at depth or within soils outside the inspected area.

Authorized by:

[REDACTED]

[REDACTED] - Senior Consultant

[REDACTED]

Lancaster & Dickenson Consulting Pty Ltd

<sup>1</sup>For the purposes of this report, the demolition work area comprises the original pre-demolition structure footprint of the affected premises, the decontamination units, asbestos waste skip and truck handling area and the soil disturbance work area of the demolition contractor and is presented in the site plan shown in Appendix B.

*Appendix A*  
*Photographs*

APPENDIX A: Photographs



Photograph 1

Demolition and removal of 'Mr Fluffy' property and soil scrape



Photograph 2

Demolition and removal of 'Mr Fluffy' property and soil scrape

*Appendix B*  
*Air Monitoring Results*

### AIRBORNE ASBESTOS FIBRE ESTIMATION TEST REPORT


<b>Job Reference:</b> LD2686AA <b>Client Name:</b> Shaw Building Group <b>Asbestos Removalist:</b> Empire Contracting <b>Site Location:</b> 37 Rich St, Higgins <b>Description of Works:</b> Background air monitoring during internal strip and environmental clean	<b>Address:</b> 1/6 Dacre Street, Mitchell ACT 2911  <b>Lab Manager:</b> [REDACTED]  <b>Email:</b> admin@landd.com.au
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<b>Sampling Date:</b> 16/08/2017	<b>Sampled by:</b> [REDACTED]	<b>Analysis Date:</b> 16/08/2017	<b>Report issue Date:</b> 16/08/2017
----------------------------------	-------------------------------	----------------------------------	--------------------------------------

Field blank for week commencing 14/08/2017 with reference number FBED14082017 returned a count of 0 fibres.

**Test Specifications:** NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)] and methods identified in Section B of the L & D Laboratory Manual  
 Samples taken from the direct flow of negative air units are reported as a fibre count only.  
 The NOHSC: 3003 (2005) recommended Control Level for all forms of asbestos is 0.01 fibres/mL.  
 Safe Work Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL  
 B = Background monitoring, C = Clearance monitoring, E = Exposure monitoring  
**Accredited for compliance with ISO / IEC 17025.**

Sample Reference	Sample Location	Monitoring Type	Time on	Time off	Ave. flow rate (mL/min)	Fields Counted	Fibres Counted	Airborne fibre conc. (fibres/ml)
LD2686AA-11	Front of site cabin	B	0651	1515	1000	100	0	< 0.01
LD2686AA-12	Southern site boundary	B	0652	1517	1000	100	0	< 0.01
LD2686AA-13	Western site boundary	B	0653	1519	1000	100	0	< 0.01
LD2686AA-14	On top of personal decontamination unit	B	0655	1520	1000	100	0	< 0.01
LD2686AA-15	Northern site boundary	B	0656	1521	1000	100	0	< 0.01

L&D Approved Counter	 Accreditation no: 19512	L&D Approved Signatory
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

### AIRBORNE ASBESTOS FIBRE ESTIMATION TEST REPORT


<b>Job Reference:</b> LD2686AA <b>Client Name:</b> Shaw Building Group <b>Asbestos Removalist:</b> Empire Contracting <b>Site Location:</b> 37 Rich St, Higgins <b>Description of Works:</b> Background air monitoring during internal strip and environmental clean	<b>Address:</b> 1/6 Dacre Street, Mitchell ACT 2911  <b>Lab Manager:</b> <span style="background-color: grey; color: grey;">XXXXXXXXXX</span>  <b>Email:</b> admin@landd.com.au
--	--

<b>Sampling Date:</b> 17/08/2017	<b>Sampled by:</b> <span style="background-color: grey; color: grey;">XXXXXXXXXX</span>	<b>Analysis Date:</b> 17/08/2017	<b>Report issue Date:</b> 17/08/2017
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Field blank for week commencing 14/08/2017 with reference number FBED14082017 returned a count of 0 fibres.

**Test Specifications:** NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)] and methods identified in Section B of the L & D Laboratory Manual  
 Samples taken from the direct flow of negative air units are reported as a fibre count only.  
 The NOHSC: 3003 (2005) recommended Control Level for all forms of asbestos is 0.01 fibres/mL.  
 Safe Work Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL  
 B = Background monitoring, C = Clearance monitoring, E = Exposure monitoring  
**Accredited for compliance with ISO / IEC 17025.**

Sample Reference	Sample Location	Monitoring Type	Time on	Time off	Ave. flow rate (mL/min)	Fields Counted	Fibres Counted	Airborne fibre conc. (fibres/ml)
LD2686AA-16	Front of site cabin	B	0715	1605	1000	100	0	< 0.01
LD2686AA-17	Southern site boundary	B	0716	1606	1000	100	0	< 0.01
LD2686AA-18	Western site boundary	B	0718	1607	1000	100	0	< 0.01
LD2686AA-19	On top of personal decontamination unit	B	0720	1608	1000	100	0	< 0.01
LD2686AA-20	Northern site boundary	B	0721	1609	1000	100	0	< 0.01

L&D Approved Counter		L&D Approved Signatory
<span style="background-color: grey; color: grey; display: inline-block; width: 100px; height: 40px;"></span>  <span style="background-color: grey; color: grey; display: inline-block; width: 100px; height: 20px;"></span>	 <b>Accreditation no: 19512</b>	<span style="background-color: grey; color: grey; display: inline-block; width: 100px; height: 40px;"></span>  <span style="background-color: grey; color: grey; display: inline-block; width: 100px; height: 20px;"></span>
<p>Page 1 of 1</p>		

### AIRBORNE ASBESTOS FIBRE ESTIMATION TEST REPORT

<b>Job Reference:</b> LD2686AA	<b>Address:</b> 1/6 Dacre Street, Mitchell ACT 2911
<b>Client Name:</b> Shaw Building Group	<b>Lab Manager:</b> [REDACTED]
<b>Asbestos Removalist:</b> Empire Contracting	<b>Email:</b> admin@landd.com.au
<b>Site Location:</b> 37 Rich St, Higgins	
<b>Description of Works:</b> Background air monitoring during internal strip and environmental clean	

<b>Sampling Date:</b> 18/08/2017	<b>Sampled by:</b> [REDACTED]	<b>Analysis Date:</b> 18/08/2017	<b>Report issue Date:</b> 18/08/2017
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Field blank for week commencing 14/08/2017 with reference number FBED14082017 returned a count of 0 fibres.

**Test Specifications:** NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)] and methods identified in Section B of the L & D Laboratory Manual  
 Samples taken from the direct flow of negative air units are reported as a fibre count only.  
 The NOHSC: 3003 (2005) recommended Control Level for all forms of asbestos is 0.01 fibres/mL.  
 Safe Work Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL  
 B = Background monitoring, C = Clearance monitoring, E = Exposure monitoring  
**Accredited for compliance with ISO / IEC 17025.**

Sample Reference	Sample Location	Monitoring Type	Time on	Time off	Ave. flow rate (mL/min)	Fields Counted	Fibres Counted	Airborne fibre conc. (fibres/ml)
LD2686AA-21	Rear bedroom	C	1155	1302	1500	100	0	< 0.01
LD2686AA-22	Front living area	C	1156	1303	1500	100	0	< 0.01

L&D Approved Counter	 <small>WORLD RECOGNISED ACCREDITATION</small> <b>Accreditation no: 19512</b>	L&D Approved Signatory
[REDACTED] [REDACTED]	<small>Page 1 of 1</small>	[REDACTED] [REDACTED]

### AIRBORNE ASBESTOS FIBRE ESTIMATION TEST REPORT

<b>Job Reference:</b> LD2686AA <b>Client Name:</b> Shaw Building Group <b>Asbestos Removalist:</b> Empire Contracting <b>Site Location:</b> 37 Rich St, Higgins <b>Description of Works:</b> Background air monitoring during demolition	<b>Address:</b> 1/6 Dacre Street, Mitchell ACT 2911  <b>Lab Manager:</b> [REDACTED]  <b>Email:</b> admin@landd.com.au
--	--

<b>Sampling Date:</b> 23/08/2017	<b>Sampled by:</b> [REDACTED]	<b>Analysis Date:</b> 23/08/2017	<b>Report issue Date:</b> 23/08/2017
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Field blank for week commencing 21/08/2017 with reference number FBED21082017 returned a count of 0 fibres.

**Test Specifications:** NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)] and methods identified in Section B of the L & D Laboratory Manual  
 Samples taken from the direct flow of negative air units are reported as a fibre count only.  
 The NOHSC: 3003 (2005) recommended Control Level for all forms of asbestos is 0.01 fibres/mL.  
 Safe Work Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL  
 B = Background monitoring, C = Clearance monitoring, E = Exposure monitoring  
**Accredited for compliance with ISO / IEC 17025.**

Sample Reference	Sample Location	Monitoring Type	Time on	Time off	Ave. flow rate (mL/min)	Fields Counted	Fibres Counted	Airborne fibre conc. (fibres/ml)
LD2686AA-23	Eastern site boundary	B	0705	1545	1000	100	0	< 0.01
LD2686AA-24	Southern site boundary	B	0707	1546	1000	100	0	< 0.01
LD2686AA-25	Western site boundary	B	0708	1548	1000	100	0	< 0.01
LD2686AA-26	Northern site boundary	B	0709	1549	1000	100	0	< 0.01
LD2686AA-27	Excavator cabin	B	0711	1551	1000	100	1	< 0.01

L&D Approved Counter		L&D Approved Signatory
[REDACTED]	 <small>WORLD RECOGNISED ACCREDITATION</small> <b>Accreditation no: 19512</b>	[REDACTED]
	Page 1 of 1	

### AIRBORNE ASBESTOS FIBRE ESTIMATION TEST REPORT


<b>Job Reference:</b> LD2686AA	<b>Address:</b> 1/6 Dacre Street, Mitchell ACT 2911
<b>Client Name:</b> Shaw Building Group	<b>Lab Manager:</b> [REDACTED]
<b>Asbestos Removalist:</b> Empire Contracting	<b>Email:</b> admin@landd.com.au
<b>Site Location:</b> 37 Rich St, Higgins	
<b>Description of Works:</b> Background air monitoring during demolition	

<b>Sampling Date:</b> 24/08/2017	<b>Sampled by:</b> [REDACTED]	<b>Analysis Date:</b> 24/08/2017	<b>Report issue Date:</b> 24/08/2017
----------------------------------	-------------------------------	----------------------------------	--------------------------------------

Field blank for week commencing 21/08/2017 with reference number FBED21082017 returned a count of 0 fibres.

**Test Specifications:** NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)] and methods identified in Section B of the L & D Laboratory Manual  
 Samples taken from the direct flow of negative air units are reported as a fibre count only.  
 The NOHSC: 3003 (2005) recommended Control Level for all forms of asbestos is 0.01 fibres/mL.  
 Safe Work Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL  
 B = Background monitoring, C = Clearance monitoring, E = Exposure monitoring  
**Accredited for compliance with ISO / IEC 17025.**

Sample Reference	Sample Location	Monitoring Type	Time on	Time off	Ave. flow rate (mL/min)	Fields Counted	Fibres Counted	Airborne fibre conc. (fibres/ml)
LD2686AA-28	Eastern site boundary	B	0640	1602	1000	100	0	< 0.01
LD2686AA-29	Southern site boundary	B	0642	1603	1000	100	0	< 0.01
LD2686AA-30	Western site boundary	B	0643	1605	1000	100	0	< 0.01
LD2686AA-31	Northern site boundary	B	0644	1607	1000	100	0	< 0.01
LD2686AA-32	Excavator cabin	B	0645	1608	1000	100	1	< 0.01

L&D Approved Counter	 <small>WORLD RECOGNISED ACCREDITATION</small> <b>Accreditation no: 19512</b>	L&D Approved Signatory
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

### AIRBORNE ASBESTOS FIBRE ESTIMATION TEST REPORT


<b>Job Reference:</b> LD2686AA	<b>Address:</b> 1/6 Dacre Street, Mitchell ACT 2911
<b>Client Name:</b> Shaw Building Group	
<b>Asbestos Removalist:</b> Empire Contracting	<b>Lab Manager:</b> [REDACTED]
<b>Site Location:</b> 37 Rich St, Higgins	<b>Email:</b> admin@landd.com.au
<b>Description of Works:</b> Background air monitoring during internal strip and environmental clean	

<b>Sampling Date:</b> 14/08/2017	<b>Sampled by:</b> [REDACTED]	<b>Analysis Date:</b> 14/08/2017	<b>Report issue Date:</b> 14/08/2017
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Field blank for week commencing 14/08/2017 with reference number FBED14082017 returned a count of 0 fibres.

**Test Specifications:** NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)] and methods identified in Section B of the L & D Laboratory Manual  
 Samples taken from the direct flow of negative air units are reported as a fibre count only.  
 The NOHSC: 3003 (2005) recommended Control Level for all forms of asbestos is 0.01 fibres/mL.  
 Safe Work Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL  
 B = Background monitoring, C = Clearance monitoring, E = Exposure monitoring  
**Accredited for compliance with ISO / IEC 17025.**

Sample Reference	Sample Location	Monitoring Type	Time on	Time off	Ave. flow rate (mL/min)	Fields Counted	Fibres Counted	Airborne fibre conc. (fibres/ml)
LD2686AA-1	Front of site cabin	B	0720	1620	1000	100	0	< 0.01
LD2686AA-2	Southern site boundary	B	0722	1621	1000	100	0	< 0.01
LD2686AA-3	Western site boundary	B	0723	1623	1000	100	0	< 0.01
LD2686AA-4	On top of personal decontamination unit	B	0724	1624	1000	100	1	< 0.01
LD2686AA-5	Northern site boundary	B	0727	1625	1000	100	0	< 0.01

L&D Approved Counter	 <small>WORLD RECOGNISED ACCREDITATION</small> <b>Accreditation no: 19512</b>	L&D Approved Signatory
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

### AIRBORNE ASBESTOS FIBRE ESTIMATION TEST REPORT


<b>Job Reference:</b> LD2686AA	<b>Address:</b> 1/6 Dacre Street, Mitchell ACT 2911
<b>Client Name:</b> Shaw Building Group	
<b>Asbestos Removalist:</b> Empire Contracting	<b>Lab Manager:</b> [REDACTED]
<b>Site Location:</b> 37 Rich St, Higgins	<b>Email:</b> admin@landd.com.au
<b>Description of Works:</b> Background air monitoring during internal strip and environmental clean	

<b>Sampling Date:</b> 15/08/2017	<b>Sampled by:</b> [REDACTED]	<b>Analysis Date:</b> 15/08/2017	<b>Report issue Date:</b> 15/08/2017
----------------------------------	-------------------------------	----------------------------------	--------------------------------------

Field blank for week commencing 14/08/2017 with reference number FBED14082017 returned a count of 0 fibres.

**Test Specifications:** NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)] and methods identified in Section B of the L & D Laboratory Manual  
 Samples taken from the direct flow of negative air units are reported as a fibre count only.  
 The NOHSC: 3003 (2005) recommended Control Level for all forms of asbestos is 0.01 fibres/mL.  
 Safe Work Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL  
 B = Background monitoring, C = Clearance monitoring, E = Exposure monitoring  
**Accredited for compliance with ISO / IEC 17025.**

Sample Reference	Sample Location	Monitoring Type	Time on	Time off	Ave. flow rate (mL/min)	Fields Counted	Fibres Counted	Airborne fibre conc. (fibres/ml)
LD2686AA-6	Front of site cabin	B	0652	1625	1000	100	0	< 0.01
LD2686AA-7	Southern site boundary	B	0653	1626	1000	100	0	< 0.01
LD2686AA-8	Western site boundary	B	0655	1628	1000	100	0	< 0.01
LD2686AA-9	On top of personal decontamination unit	B	0656	1629	1000	100	0	< 0.01
LD2686AA-10	Northern site boundary	B	0658	1630	1000	100	0	< 0.01






L&D Approved Counter	 Accreditation no: 19512	L&D Approved Signatory
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	Page 1 of 1	[REDACTED]

*Appendix C*  
*Site Plan*

**SITE DETAILS**

37 Rich St  
Higgins  
ACT 2615

**KEY**

-  SOIL DISTURBANCE WORK AREA
-  FOOTPRINT OF DEMOLISHED LOOSE-FILL AFFECTED STRUCTURE
-  APPROXIMATE TRUCKING AREA AND EXCAVATOR DECONT/TRANSITAREA
-  DECON UNIT LOCATIONS
-  SITE OUTLINE

The demolition work area is defined as the area comprising the original structure footprint of the affected premises, the decontamination unit and asbestos waste skip and truck handling area, and the soil disturbance work area of the demolition contractor.

**LANCASTER AND DICKENSON CONSULTING**  
UNIT 1, 6 DACRE ST  
MITCHELL ACT 2911  
PHONE: (02) 6280 0203  
Web: [www.landd.com.au](http://www.landd.com.au)  
Email: [admin@landd.com.au](mailto:admin@landd.com.au)

**CLIENT**

Shaw Building Group




**DRAWING TITLE**

POST DEMOLITION SITE OUTLINE

Revision: 0

Drawn by: 

Date created: 30/08/2017

Checked by: 



**Attachment C: Photographic Record of Site Soil Validation**




# PHOTOGRAPHIC REGISTER

## Site Soil Validation

<b>Client Name</b> ACT Government	<b>Site Location</b> HIGGINS, Block 3, Section 3: 37 Rich Street, ACT, 2615, Australia	<b>Project No.</b> 2270476B-79
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<b>Photo No.</b> 1	<b>Date</b> 04/09/2017	 A photograph showing two signs posted on a metal fence. The left sign is from the ACT Government Asbestos Response Taskforce and lists 'Indicative Dates for Activity on this Site' with handwritten entries: 'Asbestos Removal Expected to start 14/8/17', 'Demolition Expected on 23/8/17', and 'Site Contact RICHARD SEMMLER 0404895369'. The right sign is a 'NOTICE ABOUT BUILDING WORK' form with fields for site address, description of work (Asbestos Removal), licensed builder (North Empire Contracting Pty Ltd), and building certifier.
<b>Description</b> Sample site location.		

<b>Photo No.</b> 2	<b>Date</b> 04/09/2017	 A photograph of a residential site after demolition. The ground is covered in dirt and gravel. A white fence runs across the middle ground, and a brick house is visible in the background under a cloudy sky.
<b>Description</b> Post demolition and scrape, facing south east.		



**PHOTOGRAPHIC REGISTER**  
**Site Soil Validation**

**Client Name**  
ACT Government

**Site Location**  
HIGGINS, Block 3, Section 3:  
37 Rich Street, ACT, 2615, Australia

**Project No.**  
2270476B-79

**Photo No.**  
3

**Date**  
04/09/2017

**Description**  
Post demolition and scrape,  
facing south.



**Photo No.**  
4

**Date**  
04/09/2017

**Description**  
Post demolition and scrape, facing  
south east.





**PHOTOGRAPHIC REGISTER**  
**Site Soil Validation**

<b>Client Name</b> ACT Government	<b>Site Location</b> HIGGINS, Block 3, Section 3: 37 Rich Street, ACT, 2615, Australia	<b>Project No.</b> 2270476B-79
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<b>Photo No.</b> 5	<b>Date</b> 04/09/2017	
<b>Description</b> Post demolition and scrape, facing east.		

<b>Photo No.</b> 6	<b>Date</b> 04/09/2017	
<b>Description</b> Post demolition and scrape, facing south.		



**PHOTOGRAPHIC REGISTER**  
**Site Soil Validation**

<b>Client Name</b> ACT Government	<b>Site Location</b> HIGGINS, Block 3, Section 3: 37 Rich Street, ACT, 2615, Australia	<b>Project No.</b> 2270476B-79
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<b>Photo No.</b> 7	<b>Date</b> 04/09/2017	
<b>Description</b> Post demolition and scrape, soil detail.		

<b>Photo No.</b> 8	<b>Date</b> 21/09/2017	
<b>Description</b> Post hotspot scrape.		

**Attachment D: Validation Sample Laboratory Certificates**

WSP

# GRAVIMETRIC DETERMINATION AND QUANTIFICATION OF ASBESTOS IN SOIL

37 RICH STREET, HIGGINS ACT 2615

OCTOBER 2017

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# GRAVIMETRIC DETERMINATION AND QUANTIFICATION OF ASBESTOS IN SOIL

37 RICH STREET, HIGGINS ACT 2615

WSP

WSP  
LEVEL 1, 121 MARCUS CLARKE STREET  
CANBERRA ACT 2601  
PO BOX 1551  
CANBERRA ACT 2600

TEL: +61 2 6201 9600  
FAX: +61 2 6201 9666  
WSP.COM

REV	DATE	DETAILS
Original	05/09/2017	37 Rich Street Higgins ACT 2615_ ACT-2270476B-0075-79653
Rev A	16/10/2017	Updated S4 analysis – corrected from <7mm sample to >7mm sample.

	NAME	DATE	SIGNATURE
Prepared by:		16/10/2017	
Reviewed by:		16/10/2017	

# ABBREVIATIONS

A	Amosite Asbestos Detected
ACM	Asbestos Containing Material
AF	Asbestos Fines
C	Crocidolite Asbestos Detected
CH	Chrysotile Asbestos Detected
FA	Fibrous Asbestos
NAD	No Asbestos Detected
NEPM	National Environment Protection Measures
OF	Organic Fibres Detected
PLM	Polarised Light Microscopy
SMF	Synthetic Mineral Fibres Detected
UMF	Unknown Mineral Fibres Detected

# ANALYSIS METHODOLOGY

Samples received by the laboratory is analysed in accordance with section 8.2.3 *Soil Samples* of Australian Standard (AS 4964-2004). Trace analysis is conducted in accordance with section 8.4 *Trace analysis criteria* of the standard. Asbestos analysis is conducted in accordance with the standard section 8.3.3 *Analytical criteria*. The asbestos analysis process follows methodology outlined in section D *Simplified flowchart for bulk asbestos identification*.

After confirmation, the relative degree of contamination is required to be assessed for the potential risk to health. This is done in accordance to the method outlined within Clause 4.1.7 of the *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia – May 2009*. This method provides a validated criteria in determining the degree of contamination. This method primarily refers to the visual inspection of the soil surface and the manual collection of Asbestos Containing Materials (ACM) and soil samples. Percentages for Asbestos content in ACM are based on the 2013 NEPM default values.

The screening level of 0.001% w/w asbestos in soil for FA and AF (i.e. non-bonded/friable asbestos) only applies where the FA and AF are able to be quantified by gravimetric procedures. This screening level is not applicable to free fibres (Respirable Fibres). Loose respirable fibres are detected under criteria set by Australian Standard (AS 4964-2004), section 8.4 *Trace analysis criteria*, with an implied detection and reporting limit of 0.1g/kg.

Non-Friable (ACM) weight is calculated based on the assumption of 15% asbestos by weight in non-friable ACM products used in Australia. Fibrous Asbestos (AF) and Asbestos Fines (AF) making up the Friable Asbestos weight is calculated based on the assumption of 100% asbestos by weight. Soil density is based on observations on site and it may range between 1.55 kg/L to 1.7 kg/L depending on the type of soil and locality.

## **METHOD SPECIFIC DEFINITION**

- Asbestos Containing Materials (ACM) - comprises asbestos-containing-material which is in sound condition, although possibly broken or fragmented, and where the asbestos is bound in a matrix such as cement or resin (e.g. asbestos fencing and vinyl tiles). This term is restricted to material that cannot pass a 7 mm x 7 mm sieve.
- Fibrous Asbestos (AF) - comprises friable asbestos material and includes severely weathered cement sheet, insulation products and woven asbestos material. This type of friable asbestos is defined here as asbestos material that is in a degraded condition such that it can be broken or crumbled by hand pressure. This material is typically unbonded (non-friable) or was previously bonded and is now significantly degraded (crumbling).
- Asbestos Fines (AF) - AF includes free fibres, small fibre bundles and also small fragments of bonded ACM that pass through a 7 mm x 7 mm sieve.

All calculations of percentage Asbestos under this method are approximate and should be used as a guide only.

# ANALYSIS RESULTS

	UNIT	LIMIT OF REPORTING	SAMPLE : S1	SAMPLE : S2	SAMPLE : S3	SAMPLE : S4	SAMPLE : S5	SAMPLE : S6	SAMPLE : S7	SAMPLE : S8	SAMPLE : S9	SAMPLE : S10	SAMPLE : S11
Total Soil Weight	kg	0.001	0.758	0.760	0.597	0.752	0.658	0.661	0.664	0.736	0.658	0.734	0.680
Asbestos Type Detected	N/A	-	NAD	NAD	NAD	CH	CH	NAD	NAD	NAD	CH	NAD	NAD
Free Fibres (Respirable Fibres) in <2mm Sample	g/kg	0.1	No	No	No	No	No	No	No	No	No	No	No
ACM in >7mm Sample	g	0.001	<0.001	<0.001	<0.001	0.471	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
AF/FA in <7mm Sample	g	0.001	<0.001	<0.001	<0.001	<0.001	0.001	<0.001	<0.001	<0.001	0.001	<0.001	<0.001
ACM Weight (as 15% Asbestos in ACM >7mm)	%w/w	0.01	<0.01	<0.01	<0.01	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Asbestos in soil (as 100% Asbestos in AF/FA <7mm)	%w/w	0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001

## LEGEND:

NAD	No Asbestos Detected
CH	Chrysotile Asbestos Detected
A	Amosite Asbestos Detected
C	Crocidolite Asbestos Detected
UMF	Unknown Mineral Fibres Detected
SMF	Synthetic Mineral Fibres Detected
OF	Organic Fibres Detected

# APPENDIX A

AS 4964 LABORATORY CERTIFICATES





WSP Australia  
Pty Limited

Level 1 121 Marcus Clarke Street  
PO Box 1551 Canberra ACT 2600  
Telephone +61 2 6201 9600  
Facsimile +61 2 6201 9666  
Email ANZLab@pbworld.com

# Certificate of Analysis

ABN 80 078 004 798

NCSI Certified Quality System ISO 9001

**LOCATION:** 37 Rich Street, Higgins, ACT 2615

**CERTIFICATE NO:** ACT-2270476B-0075-79653

**CLIENT:** ACT Procurement

**DATE(S) SAMPLED:** 4/09/2017

**CLIENT ADDRESS:** PO Box 818, Dickson ACT 2602

**DATE RECEIVED:** 4/09/2017

**TELEPHONE:** 62058636

**DATE ANALYSED:** 5/09/2017

**EMAIL:** Grant.Johnston@act.gov.au

**ORDER NUMBER:** 079

**CONTACT:** Grant Johnston

**SAMPLED BY:** [REDACTED]

**TEST METHOD:** Qualitative identification of Asbestos fibre in bulk and soil samples at WSP Corporate Laboratories, by polarised light microscopy, including dispersion staining techniques using AS4964 (2004) and supplementary in house laboratory procedure (LP3 - Identification of Asbestos Fibres). This document is issued in accordance with NATA's requirements under NATA accreditation No. 17199, accredited for compliance with ISO/IEC: 17025. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standard.

Lab No	Sample ID	Sample Description	Sample Dimensions	Identification Type
001	S1	Soil	758 gm	OF, NAD
002	S2	Soil	760 gm	OF, NAD
		Fibre Cement Sheet		OF, NAD
003	S3	Soil	597 gm	OF, NAD
004	S4	Soil	752 gm	OF, NAD
		Paper		OF, NAD
		Plaster		OF, NAD
		Fibre Cement Sheet		CH, OF
005	S5	Soil	658 gm	CH, OF
006	S6	Soil	661 gm	OF, NAD
007	S7	Soil	664 gm	OF, NAD
008	S8	Soil	736 gm	OF, NAD

**LEGEND:**

- NAD - No Asbestos Detected
- CH - Chrysotile Asbestos Detected
- A - Amosite Asbestos Detected
- C - Crocidolite Asbestos Detected
- UMF - Unknown Mineral Fibres Detected
- SMF - Synthetic Mineral Fibres Detected
- OF - Organic Fibres Detected



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**TECHNICAL  
COMPETENCE**

Hand picked refers to small discrete amounts of asbestos distributed unevenly in a large body of non asbestos material.

**Notes:**

If no asbestos is detected in vinyl tiles, mastics, sealants, epoxy resins and ore samples then confirmation by another independent analytical technique is advised due to the nature of the samples.

The results contained within this report relate only to the sample(s) submitted for testing. WSP accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. This document may not be reproduced except in full.

Approved Identifier

Name: [REDACTED]



Approved Signatory

Name: [REDACTED]



AUTHORISATION DATE

5/09/2017



WSP Australia  
Pty Limited

Level 1 121 Marcus Clarke Street  
PO Box 1551 Canberra ACT 2600  
Telephone +61 2 6201 9600  
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**CERTIFICATE NO:** ACT-2270476B-0075-79653

<u>Lab No</u>	<u>Sample ID</u>	<u>Sample Description</u>	<u>Sample Dimensions</u>	<u>Identification Type</u>
009	S9	Soil	658 gm	CH, OF
010	S10	Soil	734 gm	OF, NAD
011	S11	Soil	680 gm	OF, NAD

### LEGEND:

- NAD - No Asbestos Detected
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**TECHNICAL  
COMPETENCE**

Approved Identifier

Name: [Redacted]



Approved Signatory

Name: [Redacted]



AUTHORISATION DATE

5/09/2017

WSP

# GRAVIMETRIC DETERMINATION AND QUANTIFICATION OF ASBESTOS IN SOIL

37 RICH STREET, HIGGINS ACT 2615

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wsp



# GRAVIMETRIC DETERMINATION AND QUANTIFICATION OF ASBESTOS IN SOIL

37 RICH STREET, HIGGINS ACT 2615

WSP

WSP  
LEVEL 1, 121 MARCUS CLARKE STREET  
CANBERRA ACT 2601  
PO BOX 1551  
CANBERRA ACT 2600

TEL: +61 2 6201 9600  
FAX: +61 2 6201 9666  
WSP.COM

REV	DATE	DETAILS
Original	22/09/17	37 Rich Street Higgins ACT 2615_ACT-2270476B-0075-81039

	NAME	DATE	SIGNATURE
Prepared by:		22/09/17	
Reviewed by:		22/09/17	

# ABBREVIATIONS

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- Asbestos Fines (AF) - AF includes free fibres, small fibre bundles and also small fragments of bonded ACM that pass through a 7 mm x 7 mm sieve.

All calculations of percentage Asbestos under this method are approximate and should be used as a guide only.

# ANALYSIS RESULTS

	UNIT	LIMIT OF REPORTING	SAMPLE: HSV1	SAMPLE: HSV2
Total Soil Weight	kg	0.001	0.643	0.612
Asbestos Type Detected	N/A	-	NAD	NAD
Free Fibres (Respirable Fibres) in <2mm Sample	g/kg	0.1	No	No
ACM in >7mm Sample	g	0.001	<0.001	<0.001
AF/FA in <7mm Sample	g	0.001	<0.001	<0.001
ACM Weight (as 15% Asbestos in ACM >7mm)	%w/w	0.01	<0.01	<0.01
Asbestos in soil (as 100% Asbestos in AF/FA <7mm)	%w/w	0.001	<0.001	<0.001

## LEGEND:

NAD	No Asbestos Detected
CH	Chrysotile Asbestos Detected
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**DATE(S) SAMPLED:** 21/09/2017

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**DATE RECEIVED:** 22/09/2017

**TELEPHONE:** 62058636

**DATE ANALYSED:** 22/09/2017

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Lab No	Sample ID	Sample Description	Sample Dimensions	Identification Type
001	HSV1	Soil	643 gm	OF, NAD
002	HSV2	Soil	612 gm	OF, NAD

## LEGEND:

- NAD - No Asbestos Detected
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Approved Identifier

Name: [REDACTED]



Approved Signatory

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AUTHORISATION DATE

22/09/2017