

Expressions of Interest

Former Ambulance Station

Portion of Lot 120 Murray Street, Gawler



Gawler

1. Introduction

The Town of Gawler is inviting Expressions of Interest from organisations, businesses, community service providers and other interested parties who may be interested in leasing the former ambulance station located on a portion of Lot 120 Murray Street, Gawler.

The former ambulance station is a Council-owned property with a long history of supporting the Gawler community. With the site no longer required for its previous purpose, Council is seeking to understand whether there are suitable future uses that could support local services, community outcomes, business activity or broader public benefit.

Council is open to considering a range of proposals and ideas, including community, health, education, training, commercial office, service delivery or other uses that are appropriate for the site and compatible with the surrounding area.

This prospectus provides high-level information about the property, including its location, improvements, access, condition and current known constraints. It is intended to help interested parties consider whether the site may be suitable for their proposed use.

The Expression of Interest process is exploratory and non-binding. No decision has been made by Council regarding the long-term future use of the property. Any future leasing arrangement will be subject to Council approval, any required statutory processes, agreement of appropriate consideration and lease terms, and execution of formal lease documentation.

2. Property Summary

Item	Details
Property	Former Ambulance Station
Address	Portion of Lot 120 Murray Street, Gawler
Ownership	Town of Gawler
Site Area / Proposed Lease Area	Approximately 1,700m ²
Approximate Office Area	Approximately 480m ² NLA
Approximate Storage / Shedding	Approximately 100m ² GLA
On-site Parking	Approximately 10 spaces
Current Use	Vacant / former ambulance station
Indicative Commercial Rent	\$84,000 per annum, subject to negotiation
Rent / Lease Consideration	Council may consider alternative rent, lease incentives, rent discounts or other commercial arrangements where a respondent proposes use or capital improvements that provide long-term benefit to the property, Council and/or the community.
Lease Term	Proposed: 5-year initial term, with one right of renewal Negotiable
Inspections	By appointment only
Attachments	Asbestos register, site images, site plan / floor plan, condition assessment



3. Site Context and Background

The former ambulance station has played an important role in Gawler's service history. The site was previously leased to St John Ambulance under a long-term lease. The facility was purpose-built as an ambulance station and has undergone various renovations and alterations over time. From the early 1990s, the site was co-tenanted with the SA Ambulance Service following the transition of ambulance services from St John Ambulance to the SA Ambulance Service. Council is now seeking Expressions of Interest to help identify a suitable future use for the property.

4. Location, Access and Site Details

The property is located on Lot 120 Murray Street, Gawler, which is wholly owned by the Town of Gawler.

The site is centrally located and provides convenient access to Murray Street and the broader Gawler town centre area.

The upper portion of Lot 120 is currently leased to the Metropolitan Fire Service. The lower portion of the lot contains the former ambulance station and is the subject of this Expression of Interest process. Vehicle access is available from Murray Street, with rear access via Lot 96, a limited-title private road. Rear access via Lot 96 is shared with the Metropolitan Fire Service.

On-site parking is available for approximately 10 vehicles. Respondents should consider the interface with the existing MFS lease area, including access, parking, shared services, operational requirements and site management.

A site plan showing the proposed lease area is included as part of the Expression of Interest documentation.

5. Planning, Zoning and Approvals

Council welcomes a range of ideas for the site. Respondents are responsible for making their own enquiries regarding zoning, land use, development approval requirements and any other statutory approvals required.

Council's consideration of an Expression of Interest does not represent development approval, building approval, landlord consent for works, or any other statutory approval.

Any future use of the premises must comply with all relevant planning, building, accessibility, fire safety, environmental, health, licensing, work health and safety and other statutory requirements.



6. Improvements

6.1 Main Building

The main building includes a range of rooms and facilities associated with its former ambulance station use, including:

- four bedrooms
- two bathrooms
- training hall
- living area
- offices, studies and storerooms
- front garage
- rear carport

The internal fit-out is dated. Interested parties are encouraged to consider how the existing layout may support their proposed use.

Asbestos is present within the building. An asbestos register is available as part of the Expression of Interest documentation.

6.2 Additional Structures

Additional structures on the site include:

- four-bay car cage
- two-bay carport
- two sheds located to the rear of the site

Tree root damage has been identified to the larger shed. Engineering advice obtained by Council recommends partial replacement of the shed floor.

7. Current Condition and Pre-Tenancy Works

Council has undertaken a condition assessment for the property. The condition assessment is available as part of the supporting documents. Council intends to undertake defect correction and maintenance works identified in the condition assessment prior to commencement of any tenancy, where those works are required to make the premises suitable for occupation.

As the building is currently vacant, it has also been subject to vandalism, predominantly involving damage to air-conditioning units and copper wiring. Council is progressing an insurance claim in relation to this damage and intends to complete the required reinstatement works prior to commencement of any tenancy.

Council recognises that the building is dated and that some proposals may still require additional fit-out, upgrades or changes to support the intended use. Any tenant-specific works will be subject to Council approval and, unless otherwise agreed, will be at the tenant's cost.

Respondents should make their own enquiries and satisfy themselves as to the condition, suitability and cost of any works required to support their proposed use. Any information provided by Council regarding the condition of the premises is provided for general information only and should not be relied upon as a substitute for the respondent's own due diligence.



8. Asbestos and Hazardous Materials

Asbestos is present within the building. An asbestos register is available as part of the supporting documentation.

The presence of asbestos does not prevent the site from being considered for future use, but it does mean that any future tenant will need to comply with relevant asbestos management, work health and safety and legislative requirements.

Respondents should consider the presence of asbestos when preparing their proposal, particularly where any fit-out, alterations, intrusive works or changes to the premises are proposed.

9. Services, Utilities and Outgoings

The premises are understood to be connected to water, electricity and sewer services. Respondents should make their own enquiries regarding the capacity, condition and suitability of those services for their proposed use, together with the availability, capacity and suitability of any other services required. The successful respondent will be responsible for all outgoings, utilities, rates, taxes, servicing and other costs associated with their occupation and use of the premises, unless otherwise agreed and documented in the formal lease.

Respondents should identify any specific service or utility requirements associated with their proposed use.

10. Fit-out, Alterations and Capital Works

Council understands that different uses may require different levels of fit-out, upgrade or alteration. Any tenant-specific fit-out, alterations, upgrades or compliance works required for the respondent's proposed use will be subject to Council approval and, unless otherwise agreed, will be at the tenant's cost.

Council may consider lease incentives, rent discounts or other commercial arrangements where a respondent proposes to undertake capital improvements to the premises that provide long-term benefit to the property, Council and/or the community. Any such arrangement will be considered on a case-by-case basis and will be subject to Council approval, agreed consideration and formal lease documentation.

Respondents should identify any proposed works, upgrades or alterations as part of their Expression of Interest, including:

- the nature and extent of proposed works
- whether works are essential to the proposed use
- estimated cost, if known
- proposed funding responsibility
- whether the proposed works would provide a long-term benefit to the property, Council and/or the community
- whether any lease incentive, rent discount or other commercial arrangement is requested
- whether any approvals are likely to be required
- proposed timing for delivery

No works may commence without Council's prior written approval and any required statutory approvals.



11. Lease, Maintenance and Insurance Considerations

The lease terms will be subject to negotiation and Council approval. Respondents are invited to nominate their preferred lease term and provide details of any proposed commercial arrangements. A future lease is expected to address matters including, but not limited to:

- rent and GST
- outgoings, rates, taxes and utilities
- permitted use
- lease term and any renewal rights
- maintenance responsibilities
- insurance requirements
- compliance with laws
- responsibility for fit-out, upgrades or alterations
- asbestos management requirements
- access and parking arrangements
- interface with other users or lessees of Lot 120
- assignment and subletting
- default and termination provisions
- make-good obligations

The successful respondent will be required to hold appropriate insurances for the duration of any lease, including public liability insurance to a level required by Council, workers compensation insurance where applicable, contents/equipment/fit-out insurance where applicable, and any other insurance reasonably required having regard to the proposed use.

Respondents should identify any assumptions they have made regarding lease, maintenance, compliance and insurance responsibilities in their proposal.

12. Potential Uses

Council is interested in receiving proposals that make good use of the site and contribute positively to Gawler.

Potential uses may include, but are not limited to:

- community services
- allied health or support services
- education or training
- commercial office use
- emergency services, health-related or not-for-profit activities
- business, professional or service delivery uses
- other uses considered suitable for the site

Council welcomes ideas that can demonstrate community, economic, service delivery or strategic benefit, while also being realistic about the condition of the building, required approvals and the practical requirements of operating from the site.

Council has received some unsolicited community interest in alternative uses of the site. However, Council has not made any decision regarding the future use of the property.



13. Statutory and Council Approval Requirements

The property is classified as community land under the *Local Government Act 1999*.

Council has undertaken public consultation in relation to the proposed leasing of the property, which enables Council to consider entering into a long term lease, subject to Council approval and formal lease documentation.

Any future lease or occupation of the property will remain subject to applicable statutory requirements, including Council approval, agreed consideration, compliance with Council policies, and any requirements under the *Local Government Act 1999*, *Planning, Development and Infrastructure Act 2016*, or other applicable legislation.

Council reserves the right to determine the appropriate process before entering into any lease or occupation arrangement.

14. What to Include in an Expression of Interest

Council is seeking enough information to understand the proposed use, the respondent's capacity to deliver it, and whether the proposal is likely to be suitable for the site.

Expressions of Interest should include:

- respondent details, including organisation/business/entity name, ABN or ACN, contact person, organisational structure and summary of services or business activities
- proposed use, operating model, hours of operation, expected staff/client/visitor numbers, activities to be delivered from the site and any likely impacts on surrounding land uses
- proposed lease term, preferred commencement timing, proposed rent or commercial offer, any lease incentive or alternative commercial arrangement sought, and any specific lease terms requested
- information demonstrating financial and operational capacity, including relevant financial information, organisational stability, funding, relevant experience and key personnel
- details of any proposed fit-out, alterations, upgrades or capital works, including funding responsibility, timing, approval requirements, long-term benefit and any potential impact on asbestos-containing materials
- identification of any planning, building, accessibility, fire safety, licensing, health, environmental or other approvals likely to be required
- details of current insurance arrangements or ability to obtain required insurances
- details of any broader community, economic or strategic benefit, including contribution to local services, economic activity, activation of the site, alignment with Council objectives or partnerships

Respondents may also provide supporting documentation, such as concept plans, organisational profiles, annual reports or business profiles, evidence of relevant experience, letters of support, funding confirmation, proposed works schedules or any other information considered relevant.



15. How Expressions of Interest Will Be Considered

Council will consider Expressions of Interest having regard to the overall suitability of the proposal for the site and the community.

Assessment may include consideration of:

- suitability of the proposed use for the site
- alignment with Council's strategic objectives and community interests
- financial return or other agreed consideration to Council
- respondent capacity, experience and reliability
- level of investment or works proposed
- likely statutory approval requirements
- compatibility with surrounding land uses
- risk, compliance and maintenance implications
- access, parking and traffic considerations
- interface with existing site users or adjoining land uses
- community, economic or strategic benefit
- overall value to Council and the community

Council is not bound to accept the highest financial offer or any proposal. Council may have regard to financial, strategic, community, operational and risk considerations.

Council may, at its discretion, shortlist respondents, seek further information, invite presentations or interviews, negotiate with one or more respondents, undertake further due diligence, report to Council for consideration, discontinue the process, or commence a new process.

16. Indicative EOI Process

Stage	Indicative Timing
EOI opens	8 July 2026
Inspections	22 July 2026 at 10am 5 August 2026 at 10am Registration required Email: leasing@gawler.sa.gov.au
EOI closes	24 August 2026 at 5pm
Assessment / shortlisting	3 - 4 weeks
Council consideration	22 September 2026
Lease negotiations	October 2026
Lease commencement	TBD

The above timing is indicative only and may be amended by Council.



17. Inspection and Further Information

Interested parties should first request a copy of the prospectus and review the available property information to consider whether the site may be suitable for their proposed use.

Following review of the prospectus, Council may arrange an inspection for parties who wish to further consider the opportunity. Inspections are by appointment only.

Supporting information, including internal photographs, the asbestos register and condition assessment, is available to assist interested parties in considering whether the site may be suitable for their proposed use.

To request the prospectus or further information, please contact:

Renee Jericho, Manager Finance and Procurement

Town of Gawler

Email: leasing@gawler.sa.gov.au

Phone: 8522 9240

18. Lodgement Requirements

Expressions of Interest must be submitted by:

Closing date: 24 August 2026

Closing time: 5pm

Lodgement method: via email to leasing@gawler.sa.gov.au

Late submissions may not be accepted. Respondents should ensure their submission clearly addresses the information requested in this prospectus.

19. Confidentiality and Privacy

Information submitted by respondents will be used for the purpose of assessing Expressions of Interest and may be included in confidential Council reports where required.

Council will manage information in accordance with its statutory obligations. Respondents should clearly identify any information they consider confidential or commercially sensitive.

20. Disclaimer

This prospectus and Expression of Interest process are indicative only and do not constitute an offer, tender, contract or commitment by the Town of Gawler.

The Town of Gawler is not bound to accept any Expression of Interest, proceed with any respondent, enter into a lease, or continue with the process.

Any future lease or occupation of the property is subject to:

- Council approval
- agreement of appropriate consideration and lease terms
- completion of any required statutory processes
- any required planning, building or other approvals
- execution of formal lease documentation
- any other matter Council considers relevant



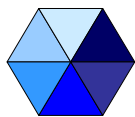
Information in this prospectus is provided in good faith and for general information only. Respondents must make their own enquiries and rely on their own assessment of the property, site condition, approvals, access, services, risks and suitability for their proposed use.

Council makes no representation or warranty as to the accuracy, completeness or suitability of the information provided for any particular purpose.

21. Attachments

- Asbestos Register
- Site Images
- Site Plan showing proposed lease area
- Floor Plan / digital floor plan
- Condition Assessment
- Any other relevant property information





Carters
Asbestos Management

- **Asbestos Reviews.**
- **Asbestos Management.**
- **Asbestos Consultancy.**
- **Asbestos Maintenance.**
- **Asbestos Training.**
- **Asbestos Safety Products.**

ASBESTOS REGISTER REVIEW

REGISTER NO.: AS1685-147

FOR THE PROPERTY AT: SAAS Gawler
Murray Street
Gawler, SA 5118

CLIENT: SA Ambulance Service

CONSULTANT: Lee Jenkins Jr

DATE RE-AUDITED: 29/09/2020 (Amended 13/05/2021)



CARTER CORPORATION PTY. LTD.
42 Trembath Street, Bowden, SA 5007
Ph. (08) 8346 2999 Fax. (08) 8346 3888
Email: enquiries@cartercorporation.com.au
Web: www.cartercorporation.com.au
ABN 58 007 881 763

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1. INTRODUCTION

Carter Corporation Pty Ltd (Carters Asbestos Management) was requested to conduct a review of the existing asbestos register to determine the condition of asbestos containing materials (ACMs) previously identified within the asbestos register at the site/address referred to and contained within this document.

The review is a visual, non-destructive inspection of previously identified asbestos materials listed in the original register and is not a full inspection of the building. All previous conditions, limitations and recommendations apply.

It is strongly recommended that this report be reviewed prior to any change of use, occupancy or other activity which may affect the accessibility of any ACMs within the areas surveyed. Such reviews should only be conducted by a competent person. It is recommended that further investigations will be required using destructive surveying and sampling techniques prior to any planned refurbishment or alterations which affect the fabric of the building.

This report may not be reproduced other than in full, except with the prior written approval of the report author.

This report should be read in its entirety.

This report is limited to asbestos containing materials only and their associated risks. Reference may be made within this document to other materials such as but not limited to Synthetic Mineral Fibre (SMF); lead paints etc but no assessment of these have been made.

In accordance with the Regulations, ACMs which have been visually identified (i.e. not sampled or not referenced to a specific sample) should be presumed to contain asbestos, unless sampled to prove otherwise.

The objective of the survey was to, as far as reasonably practicable, locate, identify and access and where possible, photograph and quantify the accessible ACM present within the scope of the survey and to present the information collected in a way which allows the duty holder to manage the risks arising from those materials.

2 SCOPE of WORK

To undertake the inspection as required, the following scope of work was undertaken;

- A site specific risk assessment prior to the survey was undertaken.
- Re-Inspection of the existing ACM on the site was carried out, their location, type, quantity, condition and stability were documented.
- An assessment of the materials potential to release fibres and recommendations to minimise or manage the risk was noted.
- Photographs were taken (where required) to aid the item identification and condition.
- Signage requirements were noted.
- Samples (where agreed) taken and submitted to a NATA laboratory for analysis to qualify asbestos fibre content.

3 LIMITATIONS

Whilst the surveyors make every reasonable effort, Carter Corporation cannot guarantee that all Asbestos Containing Materials have been identified and that the survey and sample results are definitive. It is not possible to guarantee that every source of ACM at the site has been identified and is recorded in the Register for the property. The survey should not be interpreted as absolute, without extensive invasion of the structure of the building. Some ACM's could be present in the building that may only be discovered if the building is subject to alteration, refurbishment, maintenance or demolition, and in areas which were impractical to assess, access or were otherwise concealed during this survey.

For the purpose of creating a Register, building owners are not required to dismantle parts of the building or plant to locate Asbestos Containing Materials; the intent of the register is aimed at identifying any significant risk to persons on a day-to-day basis. If it is the intention to demolish or alter such areas, further review and investigation/sampling is required. If during the conduct of any building works conditions change or concealed/unknown ACM's are detected, uncovered or suspected to be present, revised safe work practice is to be implemented immediately.

In general, it may be impossible to locate all asbestos containing materials during the course of a visual inspection. Physical constraints upon an inspection include, but are not limited to, restrictions on access to lift shafts / motor rooms, air conditioning ductworks, During an inspection, there is a need to avoid damage to client's property (e.g. through sample taking) and to minimise disruption (e.g. dismantling equipment), and inconvenience to occupants. The scope of the services was defined by the requests of the client, by the time and budgetary constraints imposed by the client, and the availability of access to the site.

The inspection was carried out in areas where access was readily available. Unless otherwise indicated floor coverings were not taken up to enable inspection of floor surfaces, access hatch covers were not removed. Equipment in use was not disturbed or opened for the purpose of inspection. Air-conditioning systems, heater banks and associated ductwork has not been inspected.

In some instances asbestos may be located in inaccessible areas of the structure of the building such as wall cavities, beneath floor slabs, or as an integral part of machinery, plant or equipment (pumps, pipe work, boilers, air-conditioning systems, heater banks, ductwork and the like). Buried fibro asbestos pipes, pits or debris contamination may also be discovered upon excavation. Confirmation of lagged pipe work within wall cavities and chased into walls is not possible with a visual inspection. Asbestos that was previously removed from an area may have fallen down cavities due to inadequate removal procedures and clean-up. This should be taken into consideration when any demolition or upgrade work is being done as it is possible that 'residual' ACM's may be present in these areas.

Unless noted otherwise, samples were not taken of products previously known to contain asbestos - "Zelemite" electrical switchboard panels and "Millboard" insulation to wiring (eg - items installed in live electrical situations).

Any references in this report to materials other than asbestos are not to be taken as necessarily accurate, since identification of such materials is not included within the scope of this report. References to "Colorbond", "PVC", "Rockwool", "Gyprock", etc are intended to be an approximate indication only of the type of material present based on cursory observation. The purpose of including references to such materials is primarily to assist the author in compiling the report and secondly to provide a more descriptive report.

This report is not to be used as a contractual document. No guarantees can be entered into regarding the accuracy or completeness of this report. Measurements and quantities mentioned in this report are approximate only.

A reference in this register to the regulations, a Code of Practice, a Guidance Note or Guideline will be taken as a reference to that document as in force at that time. A reference in this register to the owner of a building will be taken to include a reference to any person appointed by the owner to manage the building on his or her behalf.

Register updates or reviews must be read in conjunction with the original register. It is recommended that these registers be audited at least upon an annual basis, to ensure compliance to the WHS regulations is being maintained. The information contained herein is accurate at the time of printing only. Subsequent updates become the responsibility of the client.

The client must not rely on an inspection or register as indicating that a property is 'Hazardous Material or Asbestos Free'. The register can only be relied upon to show that no asbestos was found (or that only such asbestos was found as was reported to be found) in the course of the inspection.

The findings and recommendations within this register are based upon the state of the site at the time of the survey. The effects of time, manifestation of latent conditions or impacts of future events (weathering, deterioration, scientific knowledge, changes in legislation etc) may render the report inaccurate.

Reliance on Information Provided by Others

Carter Corporation notes that where information has been provided by other parties in order for the works to be undertaken, Carter Corporation cannot guarantee the accuracy or completeness of this information. The client therefore waives any claim against Carter Corporation and agrees to indemnify Carter Corporation for any loss, claim or liability arising from inaccuracies or omissions in information provided to Carter Corporation by the client or third parties.

4 METHODOLOGY

Areas detailed within the register were inspected where accessible in order to determine the findings pertaining to type, condition and extent of the presumed or confirmed asbestos containing materials recorded.

To assess the potential health risk posed by the ACM various information and criteria are recorded. The assist in the interpretation of the Asbestos Register the following detailed explanation is provided.

🔹 **LOCATION – DESCRIPTION;** provides identifier (letter for external and number for internal). The identifier is also shown on any drawing provided with the Register. The description states the room number (if assigned), room name, location of the item and material description.

🔹 **EXTENT;** an approximate extent (not be used for pricing or demolition costing).

🔹 **ACCESSIBILITY;**

Accessible – the material/item can be easily accessed without any aids or key access.

Limited access – the material/item can be accessed but requires access via ladder, key access, lifting carpet, etc.

Inaccessible – the material/item cannot be accessed without damage or demolition i.e. metal encapsulated insulation, material within cavity, sealed door core etc.

🔹 **ASBESTOS ASSESSMENT;** asbestos type (from laboratory analysis) or presumed asbestos content.

🔹 **CONDITION;** provides a description of the material at the time of the survey. It comprises of three components;

Poor – the material is damaged or severely deteriorated.

Moderate – the material is generally sound condition but has some signs of deterioration.

Good – The material is sound with no signs of deterioration

Sealed – the material has a painted or other material sealing the raw product

Unsealed – the material is raw or has exposed areas of asbestos product

Non-friable/bonded – the asbestos fibres are in a stable matrix and cannot be crushed by hand application

Friable – the asbestos product can be crushed or broken down by hand pressure or is dust/debris

🔹 **SAMPLE NO – VISUAL TEST;** provides the unique sample reference number or informs of a visual identification. Items listed within the Register as “visual” have not been sampled to confirm an asbestos content. These items have been identified as materials which historically have or can contain asbestos. The presumption made is through various criteria such as but not limited to type of material, age of building, similar products, and the experience of the surveyor. All materials which have been listed as visually identified within this register must be treated as asbestos unless proven otherwise by sample analysis. It is recommended that all materials are sampled in order to qualify.

🔹 **SIGNAGE STATUS;** signage is either visible or not visible.

🔹 **SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS;** has specific notes pertaining to the item with recommendations if required. Within this section there is also information relating to Risk Priority. The information gained from the survey or inspection is used to provide a priority rating and is to be used as part of the Asbestos Management Plan. Refer to Section 7 ‘Risk Score Calculator’ for the risk score matrix used within the Register. The matrix is based upon AS4360.

5 EXAMPLES OF ASBESTOS CONTAINING MATERIALS

(This is not an exhaustive list)

Backing to service riser doors	Mortar in wall and floor penetrations (fire stop)
Bitumen based membrane coverings/flashings	Oven door seals
Boiler insulation	Packers under floor joists (for levelling transportables, etc)
Brake linings	Pipe work gaskets
Cable trays	Putty and tapes in expansion joints, construction mastics
Chalkboards	Refractory bricks
Cooling towers	Residual contamination on ceiling tiles and grids
Door linings	Roof cladding
Down pipes and gutters	Roofing shingles
Duct work flexible fabric connections	Sealants to duct work and other air-conditioning plant and equipment
Eaves/Verandah linings	Sheathing/insulation to wiring
Electrical cable insulation/sheathing	Sheeting to wet areas
Electrical meter backing boards	Taping compounds (thermal)
Exhaust insulation and gaskets	Textured paints/coatings
Expansion joints and gaskets in boilers	Thermal paper products
Facades	Vermiculite insulation/decorative plaster finishes
Fencing	Vinyl floor (lino) backing material
Fibre cement pipes and flues	Vinyl floor tiles
Fire blankets	Wall and floor penetrations
Fire doors - internal core	Wall cavities
Firewall partitions	Wall linings/cladding
Fuse holder insulation	Window glazing putties/frame caulking
Heater bank/re-heat units insulation within duct work of air conditioning	
Hot water service heat shields	
Insulation linings for spark/fire resistance	
Kitchen plant and equipment	
Laboratory gloves	
Laboratory hoods, bench tops, and equipment	
Lift motor brakes	
Limpet insulation to structural beams & columns	
Lost form work	
Louvres in windows	

6 DEFINITIONS

Accredited laboratory	A testing laboratory accredited by the National Association of Testing Authorities, Australia (NATA) or a similar accreditation authority, or otherwise granted recognition by NATA, either solely or in conjunction with one or more other persons.
Accessible	In a physical location where building occupants or users might readily access material without use of assistance e.g. asbestos based material used as wall cladding on or outside of equipment in a laboratory etc.
Air monitoring	Airborne asbestos fibre sampling to assist in assessing exposures and the effectiveness of control measures. Air monitoring includes exposure monitoring, control monitoring and clearance monitoring. Note: Air monitoring should be undertaken in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)].
Airborne asbestos fibres	Any fibres of asbestos small enough to be made airborne. For the purposes of air monitoring airborne fibres, only respirable asbestos fibres are counted.
Asbestos	The fibrous form of mineral silicates that belong to the serpentine or amphibole groups of rock forming minerals, including Actinolite, Amosite (brown asbestos), Anthophyllite, Crocidolite (blue asbestos), Chrysotile (white asbestos) and Tremolite, or any combination of two or more of these.
Asbestos Abatement	Procedures to control fibre release from asbestos containing materials in a building or to remove it entirely. These may involve removal, encapsulation, repair, enclosure, encasement, operations and maintenance programs.
Asbestos register	The document containing the results/recommendations following a building audit for asbestos materials, commenting on their location, condition and establishment of safe working policies.
Asbestos removal work	Work involving the removal of a) insulation material that consists of or contains asbestos, or other friable asbestos-containing material; or b) an asbestos-cement (fibro) product, or other non-friable asbestos-containing material.
Asbestos work	Any work where, in the course of that work, exposure to asbestos (or any material that consists of or contains asbestos) may occur.
Asbestos Containing Material (ACM)	Means any material, object, product or debris that contains asbestos.
Asbestos removalist	A competent person who performs asbestos removal work. An asbestos removal licence is required for removal of friable ACM and may also be required for non friable ACM removals, check with relevant OHS authorities for requirements.
Asbestos waste	All removed ACM and disposable items used during the asbestos work, such as plastic sheeting used to cover surfaces in the asbestos work area, disposable coveralls, disposable respirators, rags used for cleaning.
Asbestos work area	An immediate area in which work on ACM is taking place. The boundaries of the asbestos work area must be determined by a risk assessment.
Avoid physical and mechanical damage	As far as practicable, limit activities (cutting, drilling, grinding, sanding, breaking, etc) on or adjacent to material such that sufficient damage to release respirable fibres is avoided.
Breathing zone	A hemisphere extending in front of a persons face, with a radius of 300mm from the midpoint of an imaginary line between the ears.

Competent person	A person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work.
Dust and debris	Visible particles, fragments or chunks of material, large and heavy enough to have settled in the work area, that is likely to have originated from ACM.
Friable (Asbestos)	Asbestos containing material which, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.
Hazard	Any matter, thing, process or practice that may cause death, injury, illness or disease.
Inaccessible areas	Areas which are difficult to access, such as wall cavities and the interiors of plant and equipment.
Limited Access	Requiring some assistance or equipment to allow access e.g. requiring a ladder or lifting of ceiling tiles or keys to normally locked cupboard, room etc.
Monitor Condition	Carry out regular general observation of condition of material to note any changes.
NES	National Exposure Standard
N.O.H.S.C.	The National Occupational Health and Safety Commission (Government Body).
Organic fibre	Fibres such as but not limited to cellulose, wool, cotton
Person with control	In relation to premises, a person who has control of premises used as a workplace. The person with control may be: a The owner of the premises b A person who has, under any contract or lease, an obligation to maintain or repair the premises c A person who is occupying the premises d A person who is able to make decisions about work undertaken at the premises, or An employer at the premises
Personal Protective Equipment	Equipment and clothing that is used or worn by an individual person to protect themselves against, or minimise their exposure to, workplace risks.
Register Controller	A building owner or designated representative who is responsible for the asbestos register and implementation of a hazard management plan.
Risk	The likelihood of a hazard causing harm to a person. In this instance risk relates to illness or disease arising from exposure to Airborne Asbestos Fibres.
SMF	Synthetic Mineral Fibre
Stable	Condition good, posing minimum risk to health.
Unstable	Condition poor, posing significant risk to health.
Work	Any activity, physical or mental, carried out in the course of a business, industry, commerce, an occupation or a profession.
Worker	A person who does work, whether or not for reward or recognition.
Workplace	Any place where a person works.

7 RISK SCORE CALCULATOR

Consequence or Impact

Rating	Descriptor	Example Detail Description
1	Insignificant	No illness will result as asbestos is stable, therefore there is little likelihood of inhaling fibres above normal ambient levels.
2-3	Minor	Local fibre release only and in amounts and fibre size that are unlikely to cause latent asbestos related illness
4-6	Moderate	Asbestos may be unstable and could release fibres in the amount and size that may cause latent asbestos related illness
7-8	Major	Asbestos is unstable and will release fibres in the amount and size that will cause latent asbestos related illness
9	Catastrophic	Asbestos is highly friable and unstable, fibres will be released in size range and amount that are highly likely to cause latent asbestos related illness

Likelihood of Exposure

Rating	Descriptor	Description
9	Almost Certain	Is expected to occur in most circumstances – i.e. people regularly in the vicinity.
7-8	Likely	Will probably occur in most circumstances.
4-6	Possible	Might occur at some time.
2-3	Unlikely	Could possibly occur at some time but is unlikely.
1	Rare	May occur only in exceptional circumstances.

Risk Calculator

	Consequence or Impact					
		9	7-8	4-6	2-3	1
Likelihood	9	Extreme	Extreme	Extreme	High	High
	7-8	Extreme	Extreme	High	High	Medium
	4-6	Extreme	Extreme	High	Medium	Low
	2-3	Extreme	High	Medium	Low	Low
	1	High	High	Medium	Low	Low

Risk

Extreme

Priority with recommended action

P1 – Restrict access and isolate material immediately. Plan for removal as soon as practicable (less than 1 month). The identified material presents an immediate occupational/environmental risk in its present condition.

High

P2 – Limit access as an interim measure and identify for planned removal (less than 3 months). The identified material presents a potential occupational/environmental risk in its present condition.

Medium

P3 – Identify for removal where maintenance or refurbishment may cause disturbance of the material. Treat material (make safe, seal) to prevent potential fibre release as an interim measure.

Low

P4 – Leave in situ and reassess condition on at least an annual basis as recommended or as otherwise required by current WHS Regulations. Consider removal when maintenance or refurbishment may cause disturbance of the material. The identified material presents a low occupational/environmental risk in its present condition unless acted upon.

8 REFERENCE

ACT	Work Health and Safety Act 2011 Work Health and Safety Regulation 2011
NSW	Work Health and Safety Act 2011 Work Health and Safety Regulation 2011
NT	Work Health and Safety (National Uniform Legislation) Act 2011 Work Health and Safety (National Uniform Legislation) Regulations 2011
QLD	Work Health and Safety Act 2011 Work Health and Safety Regulation 2011
SA	Work Health and Safety Act 2012 Work Health and Safety Regulation 2012
TAS	Work Health and Safety Act 2012 Work Health and Safety Regulation 2012
VIC	Occupational Health and Safety Act 2004 Occupational Health and Safety Regulations 2017 Div 5
WA	Occupational Safety and Health Act 1984 Occupational Safety and Health Regulations 1996

Codes of Practice How to Manage and Control Asbestos in the Workplace
 How to Safely Remove Asbestos

Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)]

STATE AND TERRITORY WORK HEALTH AND SAFETY AUTHORITIES;

ACT	Website: www.accesscanberra.act.gov.au Email: via website enquiry Telephone: (02) 6207 3000
NSW	Website: www.workcover.nsw.gov.au Telephone: 13 10 50
NT	Website: www.worksafe.nt.gov.au Email: ntworksafe@nt.gov.au Telephone: 1800 019 115
QLD	Website: www.worksafe.qld.gov.au Telephone: 1300 362 128
SA	Website: www.safework.sa.gov.au Telephone: 1300 365 255
TAS	Website: www.worksafe.tas.gov.au Email: wstinfo@justice.tas.gov.au Telephone: 1300 366 322
VIC	Website: www.worksafe.vic.gov.au/ Email: info@worksafe.vic.gov.au Telephone: 1800 136 089
WA	Website: www.commerce.wa.gov.au/worksafe Telephone: 1300 307 877 Part of the WA Department of Commerce

Appendix A – ASBESTOS REGISTER

BUILDING – SAAS Ambulance Station Murray Street, Gawler

13/05/2021 Consultancy E25793 – Carters were requested to attend the premises to inspect the sheet vinyl floor covering in the entry foyer area leading to the Ambulance workshop. A sample of the material was collected and submitted to a NATA laboratory for analysis - No Asbestos was reported. Refer Appendix A and B for specific details.

2020 Asbestos Register Review –

A copy of the most recent register review was located in wall mounted holder adjacent kitchen.

The Review indicated that the majority of products identified throughout the site present a low risk of exposure to airborne fibres to personnel, due to the stability and / or location of the asbestos containing materials (ACM's), provided that the materials are not disturbed or 'worked upon' (i.e. cut, sawn, drilled, sanded etc.). However, the following items were identified at the site which were noted to be in a damaged condition, or present a moderate, high or extreme risk to the occupants, and should be identified for removal or remedial action as soon as is practicable;

- Item '1b' – Floor lifting at entry door and in the main lobby. Recommend seal floor lining with silicone to make safe.
- Item 'A' – Minor cracks visible to eaves lining. Recommend monitor condition.

Further investigations will be required prior to any planned demolition, refurbishment or alterations which affect the fabric of the building. This is a regulatory requirement for any building constructed prior to 31/12/2003. Further investigations may also be required upon excavation of soils if ACM is detected or suspected to be present.

AMP (Asbestos Management Plan) Review

A copy of the most recent Asbestos Management Plan (AMP) was located in wall mounted holder adjacent kitchen and the document has been reviewed as part of this audit process.

There are no changes to the principles of the AMP. It was noted that the AMP was first implemented in 2018 and at a minimum in accordance with WHS regulation 430 is due for review in 2023.

2017 Asbestos Register Review –

A copy of the most recent register review was located in the holder on the wall adjacent the kitchen.

The Review indicated that the products identified throughout the site present a low risk of exposure to airborne fibres to personnel, due to the stability and / or location of the asbestos containing materials (ACM's), provided that the materials are not disturbed or 'worked upon' (i.e. cut, sawn, drilled, sanded etc.).

It is recommended an Asbestos Management Plan (AMP) be developed for this site to assist in the management of recommendations made within this document.

2015 Asbestos Register Review – A copy of the most recent register review was located in holder on wall adjacent kitchen.

The Review indicated that the products identified throughout the site present a low risk of exposure to airborne fibres to personnel, due to the stability and / or location of the asbestos containing materials (ACM's), provided that the materials are not disturbed or 'worked upon' (i.e. cut, sawn, drilled, sanded etc.).

It is recommended an Asbestos Management Plan (AMP) be developed for this site to assist in the management of recommendations made within this document.

2014 Review Notes - A copy of the most recent register audit was located in holder adjacent rear entry door.

The Review indicated that the majority of products identified throughout the site present a low risk of exposure to airborne fibres to personnel, due to the stability and / or location of the asbestos containing materials (ACM's), provided that the materials are not disturbed or 'worked upon' (i.e. cut, sawn, drilled, sanded etc.).

AMP - It is recommended an Asbestos Management Plan (AMP) be developed for this site to assist in the management of recommendations made within this document.

2013 Review Notes - A copy of the most recent register audit was located in holder adjacent rear entry door.

The Review indicated that the products identified throughout the site present a low risk of exposure to airborne fibres to personnel, due to the stability and / or location of the asbestos containing materials (ACM's), provided that the materials are not disturbed or 'worked upon' (i.e. cut, sawn, drilled, sanded etc.).

2012 Audit Notes - A copy of the most recent register audit was located in holder adjacent rear entry door.

June 2012 – CC collected samples (x2) – item 3a & 4.

No access to item 3b as access restricted by suspended ceiling tiles and height restrictions. Treat item 3b as asbestos containing / representative of sample 01/WH/210612

AUGUST 2011 RE-AUDIT NOTES - Site attended and re-audited as per the requirements of Mr. Colin George. Additional specific warning signage applied where existing signage insufficient / faded / painted over. Upon provision of modified site plan, existing register drawing amended to reflect recent changes and inserted into Appendix 'B'. For future reference, historical 'Certificates of Analysis' inserted into Appendix 'C'. As previous inspections have only been re-audits of original register by others provided by SAAS for the purpose of annual updates, all previous inconsistencies in the current 2011 updated register have been amended to improve accuracy of the existing document. A re-survey has been conducted using current room and location references.

Recommend items '3a', '3b' & '4' are sampled to categorically confirm material content.

Although the vinyl sheet floor coverings identified in Item '1b' are currently in good, stable condition; most of the damage instances associated with this type of floor covering stem from the fact that when the product starts to lift or split at the joins there is an increased potential for airborne fibre release if the product is disturbed.

It is recommended that floor covering 'edge strips' are placed where the product is lifting or split to seal these areas to prevent the friable backing material becoming exposed and being subject to regular abrasion. Additionally, split or lifting edges can present a significant 'trip hazard' to personnel / contractors.

MARCH 2011 AUDIT NOTES

A copy of the 2010 register update was located in holder adjacent main entry door.

2007 inspection: Items A & B require attention

2005 update: This building was opened 22 April 1978. General signs occur on the window adjacent to the western doorway and on the built in porch / lobby to the SW of the ambulance bays. New general awareness signs installed upon the front entrance doors.

Additional item identified in the form of a panel below window on the west wall externally.

Consultancy inspection conducted for Colin George meeting with Chris Jones on-site Feb. '08. Refer email report and updated sample results entered into this document. This consultancy was not a full annual update of the property and the original re-inspection due date remains.

ORIGINAL REGISTER INSPECTION NOTES

BUILDING DESCRIPTION

This building was opened 22 April 1978. General signs occur on the window adjacent to the western doorway and on the built in porch / lobby to the SW of the ambulance bays.

Single storey, steel frame, cream brick construction, external parapet walls, timber windows, concrete slab floor with lino in wet areas and other areas carpeted.

This annual update was based upon information contained in 'SACON' register provided, inspection carried out only to asbestos items listed in this original register, which may not disclose all asbestos within the building. Refer general notes below and Carter Corp. standard register kit for all conditions / limitations of inspection. Register controller to ensure access / maintenance form completed and safe work procedure established in accordance with the 'Approved Code of Practice' prior to commencing any works on asbestos containing materials.

General Notes

- No inspection carried out (unless specifically noted otherwise) to inaccessible areas and items such as - Internal of plant / equipment / air-conditioning ductwork / heater banks, ductwork mastic, electrical and service components such as internal of hot water service units, switch components, behind electrical panels, to porcelain electrical fuse holders, oyster type light fittings, service conduits and pits, wiring and cable trays and risers. No inspection is carried out to pipe-work chases, wall and column cavities, above flush panel ceilings, underground services, beneath current floor coverings / under floor spaces, window and control joint putty, lost formwork and floor / beam packers etc.
- From 31/12/2003 it became illegal to import asbestos containing products into Australia. The above item summary and items listed within the asbestos register has been conducted on the basis of identifying those products historically known to contain asbestos and due to unknown origin of some products potentially imported this audit may not disclose all ACM within the site because of potential imports from countries who still manufacture products containing asbestos.
- Asbestos containing materials may be part of the above items and as a 'visual only / non-destructive' inspection has been performed it is recommended to access these items with caution if working on or in the vicinity of, using an asbestos safe work method as a pre-caution when disturbing or dismantling these materials. Should asbestos or suspected asbestos containing materials be detected then consult register controller and revise work methods accordingly.
- Specifically no inspection has been conducted (unless otherwise stated) to the internal of air-conditioning systems to identify the extent / location of any heater bank units (if any). As this is an area that is inaccessible and may contain an asbestos insulation, it is recommended that the client qualify air conditioning heaterbank locations (whether redundant or operational) with their nominated mechanical services / air-conditioning contractor. If heater-banks are detected, they are to be inspected only under strict asbestos conditions. Recommend engage a competent person (according to the WHS Regulations) to assess, in particular, the possibility of "Millboard" type asbestos lining to the internal of the ductwork, and to instigate hazard management to minimise the potential for disturbance within the duct whilst accessing, assessing, and/or sampling. All work to be in conjunction with the mechanical services contractor who can locate possible additional units, and isolate and dismantle the "live" heaterbank unit(s) to enable access within the units for assessment.
- Recommend treat all suspect materials as asbestos containing when carrying out works. Material can be sample analysed upon major works to confirm content. Samples taken in certain locations may not necessarily be indicative of similar looking items for the entire building. Sample results are indicative of the specific area from which they were taken.
- Treat all vinyl floor products, bituminous containing products, cement sheet products, window, air conditioning ductwork and control joint putty and all gaskets (other than rubber and cork) and friction materials as asbestos containing unless confirmed otherwise by sample analysis. Treat all fire rated doors as having an asbestos internal core unless confirmed otherwise. Due to the extent of the cement sheet based materials used at different stages of construction on the building, and as minimal or no samples were taken for analysis and dates of installations not known / provided then treat all cement sheet products encountered (including those visually identified) as suspected to contain asbestos. It is possible that some of the cement sheeting is non-asbestos cement sheeting however must be confirmed by sample analysis.
- It is possible upon building works / demolition to encounter unidentified or undetected asbestos material. Access with caution and consult register controller and implement revised safe work procedure. If demolition works are planned, it is recommended to conduct a 'pre-demolition' destructive type inspection incorporating additional / unrestrictive sample analysis.
- It is recommended to wear suitable personal protective equipment (PPE) including respiratory protection when entering all ceiling and confined spaces as a minimum pre-caution.
- Inspections are conducted based upon the Consultant performing and completing a job safety analysis / risk assessment prior to commencement of the inspection to ensure work is carried out in accordance with the relevant WHS Regulations and company Standard Operating Procedures. Subsequently no inspection has been performed to ceiling height and roofing heights greater than 2.5m unless site specific safe access systems have been made available. No inspection has been performed to operating / in service plant and equipment.

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
A. External, perimeter of building, western porch entrance ceiling and eaves linings – fibre cement sheet.	Approx 150m ² Limited access	Chrysotile asbestos detected	Moderate Sealed Non friable	Sample no. 1 of 4 (2/08)	Visible
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS					
Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product. March 2012 – Viewed from ground level only. Total access to the roof area was not gained, as safe access was not available. Access with caution. March 2011 note: minor cracks visible; monitor condition for further signs of deterioration. 2017 / 2020 Note – Monitor condition to reduce water/weather damage.					



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
B. External, perimeter of building, fascia panel lining – fibre cement sheet.	Approx 400m ² Accessible	Chrysotile asbestos detected	Good Sealed Non friable	01/WH/240311	Visible
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS					
Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product. August 2011 note: additional warning signage applied to raised roof section at time of re-audit.					



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
1a. Internal, foyer (between original building and ambulance garage bays) floor covering mosaic tile pattern (light brown / cream colour) – sheet vinyl (lino) backing.	Approx 20m ² visible	No asbestos detected	-	01/KM/070521	-
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS					
No asbestos detected upon laboratory analysis of sample.					



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
1b. Internal, main (original) building corridor, floor covering mosaic tile pattern (light brown cream colour) – sheet vinyl (lino) backing material.	Approx 20m ² Limited access	Chrysotile asbestos detected	Moderate Sealed Friable	Sample no. 2 of 4 (2/08)	Visible

SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS

Medium Risk P3 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.

August 2011 note: access under adjacent carpeted areas with caution, may reveal additional vinyl sheet floor coverings.

Additionally, product deemed safe if friable backing material 'sealed' by vinyl top-layer. For future reference; any lifting, split or damaged areas to be 'sealed'.

October 2020: Vinyl sheet floor lining lifting in x3 locations adjacent the main entry door, the main lobby and adjacent kitchen. **Recommend make safe (seal) flooring with silicone or adhesive to prevent further damage. Consider removal of product.**



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
2. Internal, kitchen, floor covering - vinyl tiles (beige colour with light and dark flecks).	Approx 10m ² Accessible	Chrysotile asbestos detected	Good Sealed Non friable	Sample no. 2 (05 / 2007)	Visible
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS					
Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.					

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
3. Internal, foyer outside kitchen (former porch, now enclosed), ceiling lining – fibre cement sheet.	Approx 15m ² Accessible	Chrysotile asbestos detected	Good Sealed Non friable	03/WH/240311	Visible
<i>SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS</i>					
Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.					



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
3a. Internal, ambulance bay, ceiling lining – fibre cement sheet.	Approx 100m ² Accessible	Chrysotile asbestos detected	Good Sealed Non friable	01/WH/210612	Visible
<i>SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS</i>					
Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.					



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
3b. Internal, to crew room / office and associated store, above suspended plasterboard tiles, ceiling lining – fibre cement sheet.	Approx 75m ² Accessible	Chrysotile asbestos detected	Good Sealed Non friable	Representative of sample 01/WH/210612	Visible
<i>SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS</i>					
Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.					



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS	
4. Internal, spare (cleaners) store, ceiling lining – fibre cement sheet.	Approx 8m ² Accessible	No asbestos detected	-	02/WH/210612	-	
<i>SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS</i>						
No asbestos detected upon laboratory analysis of sample.						

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
5. Internal, rear entry foyer, above kitchen and central store windows, rec room and crew room, wall infill panels – fibre cement sheet.	Approx 2m ² Limited access	Chrysotile asbestos detected	Good Sealed Non friable	04/WH/240311	Visible
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS					
Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product. 2011 note: sample collected from lobby area pictured, please refer to 'Certificates of Analysis' in appendix 'B'. Recreation room now 'office and store room' adjacent crew room. 'Central' store now St. Johns store. 2007 note: Original register uses the description "articulated panels". Note in the crew room area, above the lowered ceiling, and on the south wall, infill panels are present behind the current plasterboard wall lining. Item not able to be inspected in rec room area, presume it exists behind wall linings (i.e. concealed).					



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS	
7. Internal, kitchen, on bench, pie warmer, Ritter General Electric, electrical component box – possible insulating heat shield and wire sheathing.	-	-	-	-	-	
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS						
March 2012 - Item not located upon inspection. Recommend client to qualify if item removed / relocated. 2007 note: item not dismantled for internal inspection; historically known to contain internal asbestos materials. Access internals with caution.						
						

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS	
C. External, west elevation, infill panel below window - fibre cement sheet	Approx 1m ²	No asbestos detected (Organic fibre)	-	02/WH/240311	Not required	
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS						
No asbestos detected upon laboratory analysis of sample.						
						No Photograph

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS	
D. Internal, north and south walls to crew and recreation rooms, timber grain pattern planking to wall - fibre cement planks.	Approx 12m ² visible	No asbestos detected	-	Sample no. 3 (may / 2007)	-	
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS						
No asbestos detected upon laboratory analysis of sample.						
						No Photograph

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS	
E. External, former porch area, entrance lobby area to SW corner of ambulance bays, wall cladding – fibre cement sheet.	Approx 15m ² visible	No asbestos detected	-	Consistent with Sample no. 4 of 4 (2/08)	-	
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS						
Previous notes - the only basis for claiming this cement sheeting as being non asbestos is that this porch area was constructed after the original 1994, register approx. 2002-2003 according to Jim McGavisk. There is no sample analysis to verify asbestos content. Note internal sample taken upon consultancy inspection 2/08 resulted in non-asbestos analytical result.						
						No Photograph

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS	
F External, south-west corner of building, electrical board – black resin board.	-	-	-	Visual	Not required	
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS						
August 2011 note: upon close inspection, backing board found to be Bakelite in content. No further requirement to inspect item.						

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS	
G External, south-west corner of building, 'Telstra' communication pit, rim only – moulded fibre cement product.	-	-	-	Visual	Not required	
<i>SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS</i>						
August 2011 note: upon close inspection, pit rim found to be non-fibrous (i.e. cement). No further requirement to inspect item.						

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS	No Photograph
6. Internal, wall panels to the former porch area, now entrance lobby area to SW corner of ambulance bays, wall lining – fibre cement sheet.	Approx 15m ² visible	No asbestos detected	-	Sample no. 4 of 4 (2/08)	-	
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS						
No asbestos detected upon laboratory analysis of sample.						

Appendix B – CERTIFICATES OF ANALYSIS

Samples taken by Carters in accordance with standard operating procedures are submitted to NATA approved laboratories for analysis, and are analysed in accordance with NATA approved methods for analysis type. Certificates of analysis are provided by the laboratory as a reference of the results for inclusion into the register appendix B.

Samples provided/as received in our offices (taken by others) are analysed in accordance with NATA approved methods for analysis, no responsibility is taken for the actual sampling collection technique, determination of sample location, and the consequent bearing on the sample result.

Limitations of Sample Analysis

The certificate of analysis provided by the laboratory is a record of asbestos or non-asbestos content of the sample piece provided for analysis.

Consideration is given to minimise damage to clients property where taking necessary samples as it is difficult to remove a sample from installed materials such as flushed fixed panel wall and ceiling linings and fixed floor coverings. In other cases it may not be safe to access materials to take samples such as electrical panels, and integral gasket / seal or insulation materials to plant and equipment.

Limitations also apply to the analytical methods used by the laboratory in the identification of substances. These limitations may be due to the sample to be analysed may not be representative (non-homogenous), or low concentrations, the presence of 'masking' agents and the restrictions of the approved laboratory technique. As such, non-statistically significant sampling results can only be interpreted as 'indicative' and not used for quantitative assessments.

It is also noted that with some asbestos containing bulk material it can be very difficult or impossible to detect the presence of asbestos using the polarised light microscopy (PLM) analytical method, even after ashing or disintegration of samples. This can be attributed to the fact that very fine fibres have been distributed individually throughout the material or due to the low grade or small length or diameter of asbestos fibres present.

The analysis of asbestos containing material within insulation materials may also be compromised in circumstances where the material has been subject to the effects of heat, as this may alter the morphology of the fibrous material.

Inconclusive Sample Identification

In some instances it is not possible to determine asbestos fibre content within a sample using the NATA approved method (PLM – polarized light microscopy). Items such as vinyl floor products, adhesives and mastics due to low asbestos content and/or non uniform asbestos fibre concentration are often difficult to analyse. Due to the nature of these materials the NATA laboratory may recommend that the material be tested using another independent technique (XRD – x-ray diffraction), where PLM and XRD analysis have been made two certificates of analysis will be supplied. Due to the very low concentration of asbestos fibres and the non-homogenous matrix of items such as vinyl floor tiles, false negative results may be obtained. Therefore the accuracy of all results cannot be guaranteed. Whilst XRD analysis can determine what group of minerals are present in the sample i.e. Serpentine and or Amphibole, the test does not specify what type of asbestos fibre is present and is not a NATA approved method. The result may show a sample for example from the Amphibole group but this does not confirm the mineral is actually an asbestos fibre; however the material is presumed to contain asbestos and will be treated as asbestos.

Representative Sample Analysis

Asbestos content can vary within a material dependant upon other factors such as installation procedures, differences in stocks and supplies, time differences in stages of construction and physical mixing of varying quantities of asbestos with other materials. Sections of asbestos containing materials may have also been replaced with non-asbestos materials that look identical from inspection (eg damaged eaves or wall cladding patched or repaired with non-asbestos). Inconsistencies in sample results may be possible due to the inspected materials within a property not being typical throughout. The sample result provided is for that location of material sampled and as such Carter Corporation accepts no responsibilities for the representativeness of the sample(s) presented for analysis.



ABN: 83 117 421 324
OCTIEF Pty Limited
1a/22 Ereton Drive, Arundel QLD 4214
Enquiries: 1300 138 366
Ph: (07) 5537 2536
Fax: (07) 5537 2535
corporate@octief.com.au
www.octief.com.au

Job #: BSQ101628.0

Certificate of Analysis

Laboratory Report

Client:	Carter Corporation	Sampled By:	WH
Client Contact:	Andrea Reeve	# of Samples Submitted:	4
Telephone:	(08) 8346 2999	Sampling Date:	28/03/11
Email:	areeve@cartercorporation.com.au	Date Received:	28/03/2011
Project:	1685-147 E5798	Identification Date:	30/03/2011
Site Location:	-		

Scope: Microscope examination for the presence of asbestos

Methodology: Samples are examined in accordance with the methodology outlined in the Australian Standards (AS4964-2004) and In-House Procedure QP-757-001

NATA Approved Identifier: Stuart Buck

NATA Approved Signatory: Stuart Buck

SCOPE OF ACCREDITATION: Class 7.82.31: Qualitative identification of asbestos types in bulk samples by polarised light microscopy



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ABN: 83 117 421 324
 OCTIEF Pty Limited
 1a/22 Erelton Drive, Arundel QLD 4214
 Enquiries: 1300 138 366
 Ph: (07) 5537 2536
 Fax: (07) 5537 2535
 corporate@octief.com.au
 www.octief.com.au



Job #: BSQ101628.0

Issue Date: 30/03/2011

Table 1 - Results of sample examination using polarised light microscopy (PLM) including Dispersion Staining

Sample Identification Number	Sample Location	Sample Description	Approximate Size or Weight	Asbestos Detected (Yes/No)	Asbestos Fibre Types Detected	Non-Asbestos Fibre Types Detected
01/WH/240311	South east corner/rear entry area, fascia lining – item B	Thicksheet	100 x52 x 11mm	Yes	CH	-
02/WH/240311	West elevation, infill panel below window – item C	Fibre cement	21 x 11 x 3mm	No	-	ORG
03/WH/240311	Ceiling lining outside of kitchen (east Hall) – item 4	Fibre cement	21 x 13 x 3mm	Yes	CH	ORG
04/WH/240311	Kitchen Area outside of east window (in hall) infill panel above window – item 5	Fibre cement	22 x 16 x 3mm	Yes	CH	ORG

appendix for acronyms and any notes regarding sample results



ABN: 83 117 421 324
OCTIEF Pty Limited
1a/22 Erieton Drive, Arundel QLD 4214
Enquiries: 1300 138 366
Ph: (07) 5537 2536
Fax: (07) 5537 2535
corporate@octief.com.au
www.octief.com.au

Job #: BSQ101628.0

Issue Date: 30/03/2011

Report Appendix

DETECTION NOTES:

N/A

ACRONYMS:

Asbestos Fibre Types Detected:

CH Chrysotile (White Asbestos)
A Amosite (Brown Asbestos)
C Crocidolite (Blue Asbestos)

Non-Asbestos Fibre Types Detected:

ORG Organic Fibres
SMF Synthetic Mineral Fibres
UMF Unknown Mineral Fibres
NFD No Fibres Detected



Amdel Ltd

ABN 30 008 127 802

 Gate 3, Osman Place Thebarton SA 5031
 PO Box 338, Torrensville Plaza SA 5031
 Phone: (08) 8416 5267 Facsimile: (08) 8234 0355

ASBESTOS IDENTIFICATION REPORT

 CLIENT: Carter Corporation Pty Ltd
 ADDRESS: 95 Currie Street, Adelaide SA 5000
 CC REGISTER NO: AS1685-147

 DATE: 7 February 2008
 REPORT NO: 8AA0090R
 PAGE NO: 1 of 1

RESULTS:

SAMPLE NO.	1 of 4		
BUILDING NO. (if applicable)		BLDG DESCRIPTION (if applicable)	SAAS – Gawler
SAMPLE LOCATION	Damage to eave over roller door	SAMPLE DESCRIPTION	Fibre cement sheet
SAMPLE SIZE	(a) 15x10x1		
LAB DESCRIPTION	The sample is a white fibrous sheeting, painted white		
LAB RESULT	Chrysotile asbestos was detected by polarized light microscopy		
SAMPLE NO.	2 of 4		
BUILDING NO. (if applicable)		BLDG DESCRIPTION (if applicable)	SAAS – Gawler
SAMPLE LOCATION	Item 1 – corridor floor	SAMPLE DESCRIPTION	SV/ABV
SAMPLE SIZE	(a) 15x15x2		
LAB DESCRIPTION	The sample is a pale brown (pebbled patterned) vinyl-flooring		
LAB RESULT	No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised.		
SAMPLE SIZE	(a) 15x15x1		
LAB DESCRIPTION	The sample is a white fibrous backing		
LAB RESULT	Chrysotile asbestos was detected by polarized light microscopy		
SAMPLE NO.	3 of 4		
BUILDING NO. (if applicable)		BLDG DESCRIPTION (if applicable)	SAAS – Gawler
SAMPLE LOCATION	Item 3 – lobby ceiling	SAMPLE DESCRIPTION	Fibre cement sheet
SAMPLE SIZE	(a) 30x15x2		
LAB DESCRIPTION	The sample is a brown fibrous sheeting, painted off-white		
LAB RESULT	Chrysotile asbestos was detected by polarized light microscopy		
SAMPLE NO.	4 of 4		
BUILDING NO. (if applicable)		BLDG DESCRIPTION (if applicable)	SAAS – Gawler
SAMPLE LOCATION	Item 6 – lobby wall lining	SAMPLE DESCRIPTION	Fibre cement sheet
SAMPLE SIZE	(a) 10x10x2		
LAB DESCRIPTION	The sample is a pale brown fibrous sheeting, painted pale green		
LAB RESULT	No asbestos was detected by polarized light microscopy		

APPROVED IDENTIFIER: Naciye Haliloff

 APPROVED SIGNATORY:
 Michael Till



The approximate dimensions (in mm) stated above refer to the size of (a) a single piece (b) largest of several particles (c) largest of many particles (d) volume in ml of unconsolidated particles (e) weight in grams of unconsolidated particles of ash from heating at 400°C
 Note: Chrysotile is a fibrous silicate mineral commonly known as white asbestos, amosite is a fibrous silicate commonly known as brown or grey asbestos and crocidolite is a fibrous silicate commonly known as blue asbestos.

The results contained in this report relate only to the sample(s) submitted for testing. Amdel Ltd accepts no responsibilities for the representivity of the sample(s) submitted.
 SCOPE OF ACCREDITATION: Class 7.82.31: Qualitative identification of asbestos types in bulk samples by polarized light microscopy, including dispersion staining.



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ABN: 83 117 421 324
OCTIEF Pty Limited
1a/22 Ereton Drive, Arundel QLD 4214
Enquiries: 1300 138 366
Ph: (07) 5537 2536
Fax: (07) 5537 2535
corporate@octief.com.au
www.octief.com.au

Issue Date: 27/06/2012

Job #: BSQ111720.0

Certificate of Analysis

Laboratory Report

Client:	Carters Corporation	Sampled By:	WH
Client Contact:	Andrea Reeve	# of Samples Submitted:	2
Telephone:	(08) 8346 2999	Sampling Date:	21/06/2012
Email:	areeve@carterscorporation.com.au	Date Received:	25/06/2012
Project:	AS1685-147 E5798	Identification Date:	26/06/2012

Scope: Microscope examination for the presence of asbestos
Methodology: Samples are examined in accordance with the methodology outlined in the Australian Standards (AS4964-2004) and In-House Procedure QP-930-001

NATA Approved Identifier: Tim Trembath

Report Approved By:

Jay Spencer

Acronyms

Asbestos Fibre Types

CH	Chrysotile (White Asbestos) fibres detected
A	Amosite (Brown / Grey Asbestos) fibres detected
C	Crocidolite (Blue Asbestos) fibres detected
-	No asbestos fibres detected

Non-Asbestos Fibre Types

ORG	Organic fibres detected
SMF	Synthetic mineral fibres detected
UMF	Unidentified mineral fibres detected
-	No non-asbestos fibres detected

SCOPE OF ACCREDITATION: Class 7.82.31: Qualitative identification of asbestos types in bulk samples by polarised light microscopy



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ABN: 83 117 421 324
 OCTIEF Pty Limited
 1a/22 Eretton Drive, Arundel QLD 4214
 Enquiries: 1300 138 366
 Ph: (07) 5537 2536
 Fax: (07) 5537 2535
 corporate@octief.com.au
 www.octief.com.au

Issue Date: 27/06/2012

Job #: BSQ111720.0

Table 1 - Results of sample examination using polarised light microscopy (PLM) including dispersion staining

Sample Identification Number	Sample Location	Sample Description	Approximate Size or Weight	Asbestos Detected (Yes/No)	Asbestos Fibre Types Detected	Non-Asbestos Fibre Types Detected
01WH/210612	Internal ambulance bay ceiling - Item 3a	F/C	20 x 20 x 2mm	Yes	CH	ORG
03WH/210612	Internal - Spare store / cleaners room - Item 4	F/C	15 x 10 x 1mm	No	-	-

Detection Notes

N/A

SCOPE OF ACCREDITATION: Class 7.82.31: Qualitative identification of asbestos types in bulk samples by polarised light microscopy

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

Asbestos Identification by PLM and Serpentine by XRD Report: 42681

CLIENT:	Carter Corporation Pty Ltd	JOB NUMBER:	AS1685-147-e25793
ATTENTION:	Andrea Reeve	RECEIVED IN LAB:	7 May 2021
SAMPLED BY:	As-received	DATE ANALYSED:	7 May 2021
CLIENT CONTACT:	08 8346 2999		

All sample analysis was performed using polarised light microscopy, including dispersion staining, in our Adelaide Laboratory by the method of Australian Standard AS 4964-2004 and supplementary work instruction in-house method LAB04 Asbestos Identification by PLM and/or LAB05 Serpentine Detection by X-ray diffraction.

Client ID			Description	Asbestos by PLM	Chrys by XRD	OF	SMF
No	Location	Description					
01/KM/070521	Corridor floor	Sheet vinyl	White & pink pebble pattern vinyl floor sheet		No		
			Grey fibrous backing	No		Yes	Yes



Approved Identifier (PLM) and Testing Officer (XRD) and Signatory (PLM/XRD)
Naciye Haliloff

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Size and Descriptions are approximate only. PLM = Polarized Light Microscopy, XRD = X-ray diffraction. Chrys = Chrysotile, OF = Organic Fibre. Chrysotile is commonly known as white asbestos and is a Serpentine mineral. Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the OF (Organic Fibre) or SMF column or the absence of an Organic Fibre or SMF column implies not detected. A blank in the PLM or XRD columns implies not tested by this method. If the symbol ^ is used above, this indicates that the presence specifically of chrysotile is not covered by NATA accreditation. A serpentine mineral was detected by XRD, a result which is covered by NATA accreditation.
42681-ID-XRD, AS1685-147-e25793, 2021-05-07
Report Date: 13 May 2021
Page 1 of 1
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<https://www.greencap.com.au/terms-conditions> and are governed by our statements of limitation available at <https://www.greencap.com.au/statements-limitation>.

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Appendix C – REGISTER DRAWING

LEGEND: This drawing is indicative only, not to scale and is to be read in conjunction with register.

X = designates ceiling access point

Ⓐ = letters indicate location of external asbestos containing materials, refer to asbestos register location schedule

① = no.'s indicate location of internal asbestos containing materials, refer to asbestos register location schedule





Carters
Asbestos Management

REGISTER: AS 1685-147

ADDRESS: Murray Street, Gawler SA 5118

DATE: 29/09/2020

NEXT REVIEW RECOMMENDED: 09/2021

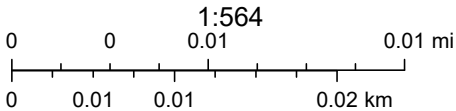
Appendix D – ASBESTOS WORK RECORDS

Proposed Lease Area Former Ambulance Station



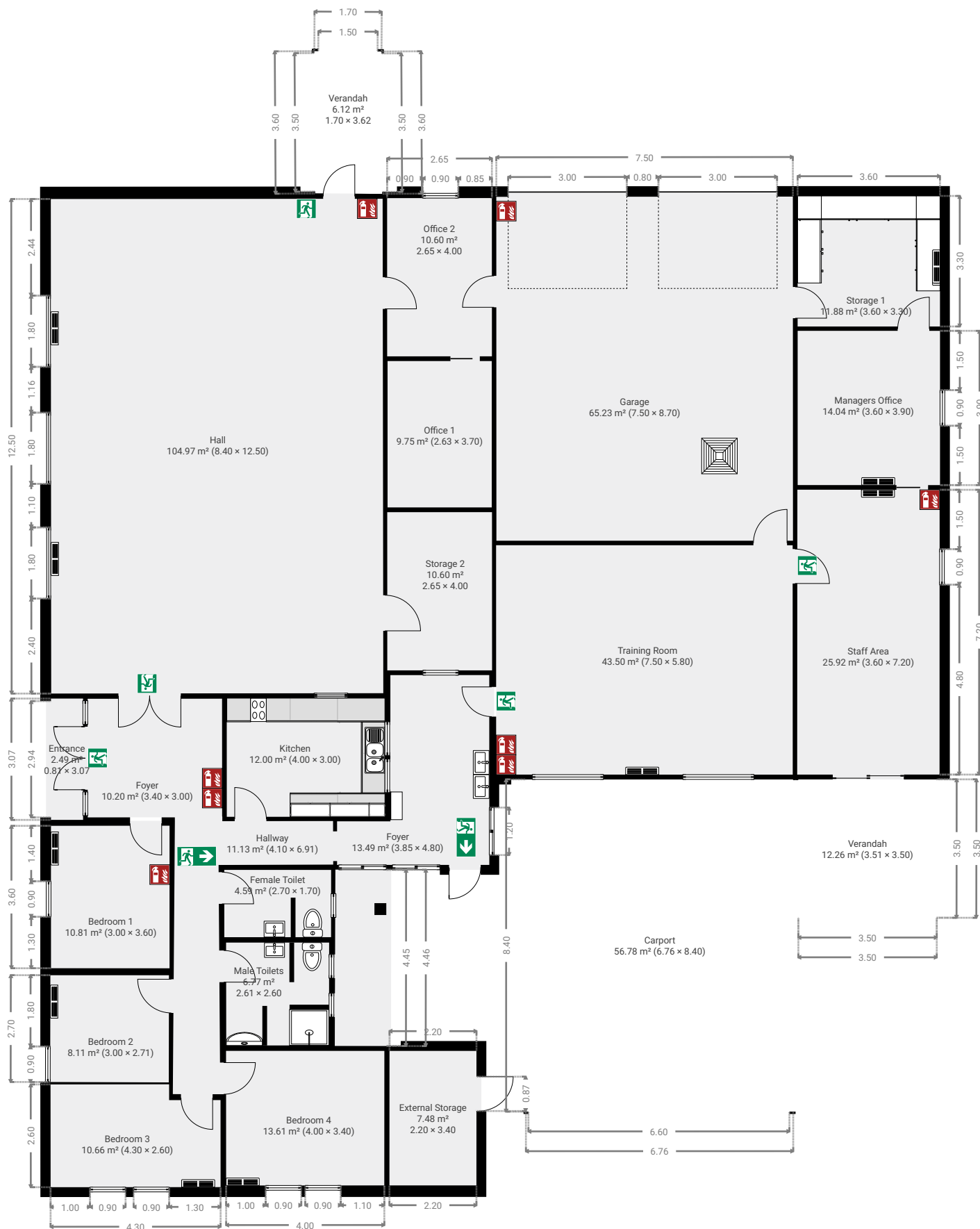
9/24/2025, 2:02:06 PM

Town of Gawler
Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

▼ Ground Floor

TOTAL AREA: 488.54 m² • LIVING AREA: 413.41 m² • ROOMS: 22



**Condition & Compliance Assessment of Lot 102
Murray Street, Gawler, SA**

Summary Report

20th January 2026

Prepared for

Gawler



Document Control

Issue	Date	Issue Details	Author	Checked	Approved
001	20/01/2026	Draft	ARR	CH	MS
002	05/03/2026	First Revision	RX	CH	MS

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Appendices

Building Floorplan

Executive Summary

Sproutt was engaged by the Town of Gawler to undertake a condition assessment and asset register development for the former St John Ambulance Station at Lot 102 Murray Street, Gawler, following surrender of the lease and return of the property to Council.

The assessment was completed in December 2025 and comprised a visual inspection of the main building and associated storage sheds. The purpose of the assessment was to establish the current condition of the assets, identify maintenance, compliance and health and safety issues, and inform Council's consideration of future leasing or reuse of the site.

The assessment followed the same methodology and componentisation structure used in Council's previous building condition audits (undertaken by Sproutt), ensuring consistency with existing asset records. A component-level condition assessment was completed for the main building, supported by defect capture, photographic records and a prioritised maintenance works plan. High-level structural observations were recorded as part of the visual inspection.

Overall, the site remains functional but exhibits maintenance and compliance issues consistent with an ageing, vacated facility. The main building generally presents in average condition, while the storage sheds show more significant deterioration, including corrosion and cracking and uplift of the concrete floor slab in one shed.

A total of 26 defects were identified, including 7 high-risk defects requiring prompt attention. These primarily relate to fire safety, building fabric deterioration, trip hazards and the shed slab condition. A costed backlog maintenance plan has been prepared to support prioritisation of remedial works, noting that costs provided relate to reactive and backlog maintenance only.

A high-level review of accessibility and health and safety considerations identified several matters that would require attention should the building be re-leased, particularly in relation to accessible parking, pathways, entrances and sanitary facilities. Digital floorplan capture was completed as an agreed inclusion at project inception. Financial and insurance valuations are being prepared separately and will be issued independently of this report.

1 Introduction

1.1 Scope of Works

Sprutt was commissioned by the Town of Gawler to carry out a comprehensive visual building condition assessment of building assets at Lot 102 Murray Street, Gawler. These assets comprised the main building known as SA Ambulance Services and two storage sheds, vacated and unoccupied as of the time of audit.

The onsite condition audits were conducted in December 2025 by the Sprutt Infrastructure Asset Management team. These inspections focused on visually evaluating the current physical condition of each building, identifying any significant maintenance issues, and determining the overall integrity and lifecycle status of each asset.

This report presents a detailed summary of the project’s scope, deliverables, and outcomes. It also includes key findings and insights derived from the assessments, along with observations and recommendations that may inform future asset management planning and investment strategies.

Table 1, Assets Requiring Inspection

Assets	Asset Types	Quantity	TOTAL
Buildings	Assets with Components	1	3
	Standalone Buildings	2	



Figure 1, Street View of Lot 102 Murray Street, Gawler

The condition audit included:

- Comprehensive condition assessment aligned with the approach used in Council's previous building audit.
- Preparation of an asset register consistent with the componentisation structure used in the previous audit.
- High-level structural observations as part of the general condition assessment, noting:
 - Visible structural cracking.
 - Evidence of movement, moisture, deformation or settlement.
 - Any items requiring escalation to a structural engineer.
- Defect Capture for development of a Repair/Maintenance Works Plan.
- High-level risk assessment for development of an Observations report, noting:
 - Compliance gaps.
 - Health risks.
 - Safety issues.

Digital Floorplan Capture of the Main Building included:

- Digital floorplan capture was undertaken as an agreed variation / confirmed inclusion at inception.
- A new digital floorplan, consistent with those previously completed for Council.

Financial and insurance valuations are being prepared by Public Private Property (PPP) under a separate commission and will be issued independently of this report.

ID: Lot 102 Murray Street, Gawler



Figure 2, Floorplan Example – Main Building

2 Deliverables

2.1 Tabular Data

A Microsoft Excel worksheet containing information related to:

- Buildings – Parent building records to which the following tabs relate. This also includes Standalone Buildings Condition information (Standalone Component).
- Components – a series of multiple condition assessed component items for each building.
- Subcomponents – a series of multiple condition assessed items for each relevant component.
- Mechanical Services – a list of individual Mechanical Services items contributing to item condition.
- Defect Capture & Development of Costed Maintenance Plan.

2.2 Photo Catalogue

The photos captured during the 2025 inspection are provided in .jpg format and labelled with their corresponding building and component or mechanical item details.

Photos have been categorised and renamed to be queried and reviewed.

Key External Photos include:

- Primary Identification
- External
- Internal
- Significant Services
- Mechanical
- Defects

Photos are named with their Component ID, Mechanical and Defects also include an individual identifier. These can be seen in the spreadsheet.

Photo naming examples

- Defects
 - Defect ID _ Building Asset ID _ Affected Component _ Photo Number.jpg
- Mechanical
 - Mechanical Photo Ref ID _ Building Asset ID _ Photo Number.jpg
- All others
 - Building Asset ID _ Asset Name _ Photo Number.jpg

2.3 Financial Valuations

Financial valuations will be provided by sub-consultant Public Private Property (PPP) as a separate package of work, facilitated by Sproutt.

3 Methodology

The following methodology outlines the approach undertaken by Sproutt in completing the condition assessment and asset register for the site.

3.1 Onsite Data Collection and Data Validation

A subcomponent level of detail, as outlined in Table 2 below, was recorded by the Sproutt team for the allowance of detailed condition assessment and potential renewal forecasting. Each audited component was attributed with the following details:

- Type / Material.
- Condition rating according to the table below, where requested:
 - An overall single condition score per subcomponent.
 - A weighted overall single condition score per component.
- Quantity measure of the components, such as Each, Lineal Meters, or Square Meters (captured from the overall dimensions of the building).
- Standard Useful Life Values.
- Remaining Useful Life Values (Condition Based).
- Photographs referenced back to the asset by unique ID, where requested.

Table 2, Componentised Building Structure

Component	Subcomponents	Weighted Condition
Sub-Structure Main	Sub-Structure (<i>Footing and basements</i>)	100%
Super-Structure Main	Floors (<i>Suspended floors and upper floors, excluding foundation slab</i>)	15%
	External Walls / Envelope	40%
	External Doors	10%
	External Windows	10%
	External Painting	5%
	Roof Structure	20%
Roof Main	Roof Cladding	50%
	Eaves	20%
	Fascias	20%
	Gutters and Downpipes	10%
Fit out & Fittings Main	Floor Coverings	15%
	Internal Walls	15%
	Internal Doors	5%
	Ceilings	10%
	Internal Painting	5%
	General Fittings (<i>fixed cabinetry, seating, storage etc</i>)	10%
	Amenities Wet Areas (<i>room finishes and fixed fittings</i>)	20%
	Kitchen Wet Areas (<i>room finishes and fixed fittings/appliances</i>)	20%
Site Services Main	Site Services (<i>connections to the building: mains electricity, solar, gas, potable water, sewer etc</i>)	100%
Services (Other) Main	Mechanical Services (<i>HVAC, Hot Water Units, Lifts</i>)	40%
	Electrical Services (<i>General lighting and power, Switchboards</i>)	40%
	Fire Protection Services (<i>sprinklers, EWIP, FIP, detectors, hose reels, extinguishers</i>)	20%

Site Infrastructure Main	Site Infrastructure (<i>apron path/paving, rainwater tank, fencing/bollards, carpark</i>)	N/A
--------------------------	---	-----

3.2 Condition Rating

Table 3, Asset Condition Rating

Condition Rating	Description	Action	Residual Life (E.g. Estimated % Asset Design Life Remaining)
1 – Excellent (Very Good Condition)	Asset has no defect. Asset is as new.	No additional maintenance required.	55% to 100%
2 – Good (Good Condition)	Asset is functional and displays superficial defects only on minor signs of deterioration to surface finishes; but does not require major maintenance; no major defects exist.	Minor maintenance intervention and/or minor component replacement required.	35% to 55%
3 – Average (Moderate Condition)	Asset is functional but shows signs of moderate wear and tear; deteriorated surfaces require attention; services are functional; but require attention; backlog maintenance work exists.	Minor maintenance intervention and/or minor component replacement required.	25% to 35%
4 – Poor (Poor Condition)	Asset functionally is reduced. Asset has significant defects affecting major components deteriorated surfaces require significant attention; services are functional but failing often; significant backlog maintenance work exists.	Significant ongoing maintenance intervention or major component or asset replacement required.	10% to 25%
5 – Failed (Very Poor Condition)	Asset is not functional Asset has deteriorated badly; serious structural problems; general appearance is poor with eroded protective coatings; elements are broken; services are not performing; significant number of major defects exist.	Asset requires decommissioning and/or replacement.	0 to 10%

Table 4, Defect Priority Rating

Priority Rating	Renewal Timeframe Based on Condition Based Remaining Useful Life (CBRUL) Values	Additional Description
P1	Address Immediately / 0-1 Years	Based on CBRUL and/or Health and Safety Concern
P2	Address Within 1-2 Years	Based on CBRUL and/or Asset Integrity Issue
P3	Address Within 2-5 Years	Based on CBRUL and/or Functionality but not Safety/Integrity Related
P4	Address Within 5-10 Years	Based on CBRUL and/or Minor or Cosmetic Issue Only. Can be deferred past next audit.
P5	Address Within 10-15 Years	Based on CBRUL expected renewals (Less Data Confidence)
U	User Discretion	Based on Owner's Consideration for Maintenance Costing, Renewal or Replacement

Table 5, Defect Severity Categories

Defect Severity	Description
Slight	A localised or superficial defect that does not materially affect structural integrity, functionality, safety, or regulatory compliance. Deterioration is minor and typically limited to finishes or early-stage material degradation.
Moderate	A defect resulting in measurable deterioration of performance or durability, and which may lead to further degradation if not addressed. While not presenting an immediate safety or structural failure risk, the defect has a noticeable impact on serviceability or condition.
Extreme	A serious defect that significantly compromises structural integrity, safety, functionality, or compliance. Such defects may present a high risk of failure, service disruption, or occupant hazard and typically warrant urgent technical review or remedial action.

3.3 Fit for Purpose Review

A building fit for purpose review was undertaken for selected assets – Complex Buildings.

This review asked the following questions by category, and the audit data provides commentary where required.

Table 6, Fit for Purpose Categories

Category	Specific Questions
DDA Compliance	DDA General Access Present & Compliant?
	DDA Amenities (Bathrooms) Present and Compliant?
	DDA Parking Present & Compliant?
General Suitability	Building Fit for Purpose?
	General Amenities (Bathrooms) Adequate?
	General Storage Adequate?
	General Parking Adequate?
	General Parking Bays Qty
Associated Sports Facilities	Baby Change Facilities Present & Compliant?
	External Sports Fields / Courts Present?
Pest Control	Pests Evident?
	Pest Control Evident?
Fire & Emergency Services	Fire Services Present & Compliant?
	Fire Services Maintained?
	Emergency Exit Doors Present & Compliant?
Health & Safety Risk Flag	H&S Risk Present?

3.4 DDA Compliance – Health & Safety Concerns

Assessment of the property in its current condition to meeting the DDA requirements of AS1428.1 – Design for Access and Mobility and the National Construction Code for commercial buildings and their associated use. Health and Safety items were assessed for action and required remediation.

Sproutt provided recommendations to the current issues, where found, that may produce accessibility issues to people with a disability who may frequent the facility.

Further investigation by Council will be required as to the extent of DDA requirements by a future building occupier.

3.5 Defect Capture

Sproutt undertook a detailed defect capture across all assets which informed a costed and prioritised maintenance plan.

The development of the recommended maintenance works plan was through the identification of defects on a room-by-room visual inspection, and defects are linked back to their relevant component or subcomponent. This ensures the requested component condition rating requirement is fulfilled, while also considering the specific issues with an asset that may be overlooked from an average component condition score across a larger asset.

Each defect is attributed with the following details, but not limited to:

- Defect Capture:
 - Location / Component
 - Type
 - Severity
 - Defect Quantity and Unit
- Recommended Action Plan
 - Work type
 - Work Quantity and Unit
 - Work Priority
- Photographs are referenced back to the asset by unique ID

All defects are costed and prioritised into a maintenance works plan and Sproutt generated maintenance rates based on industry standard references and resources such as Rawlinson's Construction Handbook.

Defect prioritisation can be adapted to suit the Council's forecasted buildings use and associated timeframes.

3.6 Overall Condition Calculation

3.6.1 Overview

The Overall Condition Index (OCI) was calculated using a structured, rule-based methodology designed to reflect both the distribution and severity of observed defects. Condition ratings were recorded as proportional percentages across five discrete condition states (Condition 1 to Condition 5), with Condition 1 representing very good condition and Condition 5 representing very poor condition.

The calculation method incorporates a severity trigger mechanism prior to application of a weighted average model to ensure that significant concentrations of high-severity defects are appropriately reflected in the final index.

3.6.2 Severity Trigger Assessment

Before applying the weighted average calculation, the following threshold checks were undertaken:

1. Critical Threshold – Condition 5
 - Where the proportion of assets rated as Condition 5 is greater than or equal to 25%, the OCI is automatically assigned a value of 5.
 - This rule ensures that a substantial presence of very poor condition elements is not diluted by averaging with better-condition components.
2. Major Threshold – Condition 4
 - If Condition 5 is less than 25%, but the proportion of Condition 4 is greater than or equal to 25%, the OCI is assigned a value of 4.
 - This reflects a significant level of deterioration warranting a high overall condition rating.

This hierarchical logic ensures that material concentrations of high-severity defects dominate the outcome where appropriate.

3.6.3 Weighted Average Calculation

Where neither of the above severity thresholds is met, the OCI is calculated using a weighted average formula based on the proportional distribution of condition states:

$$OCI = \frac{\sum(P_i \times S_i)}{100}$$

Where,

- P_i = percentage of asset in condition class i
- S_i = numeric score assigned to class i (in this case 1-5)

3.7 Remaining Useful Life

The remaining life of an asset is a function of its age (relative to its totally useful life), utilization, condition and performance. In estimating the remaining life, it is expected that on-going maintenance at an acceptable level will continue to occur and that any identified back-log maintenance will be undertaken.

Condition Based Remaining Useful Lives (CBRUL) were derived by applying the performance curve multipliers, relating to the total useful life of an asset and the condition or performance rating assigned. The total useful lives (also referred to as design lives) adopted were generally industry standards, modified where appropriate to reflect the actual existing asset.

$$\text{CBRUL} = \text{Total Useful Life} * \text{Multiplier}$$

The performance curve itself has been derived by Sproutt over a number of years and has been well tested on projects with assets of a similar type and scale. This curve is represented in the following tabular and graphical formats.

Table 7, Remaining Useful Life Calculations

Deterioration Model	1 –Excellent	2 – Good	3 - Average	4 – Poor	5 - Failed
Straight Line	95%	72.5%	50%	27.5%	5%
Curve 1	95%	85%	65%	40%	5%
Curve 2	95%	85%	75%	65%	5%

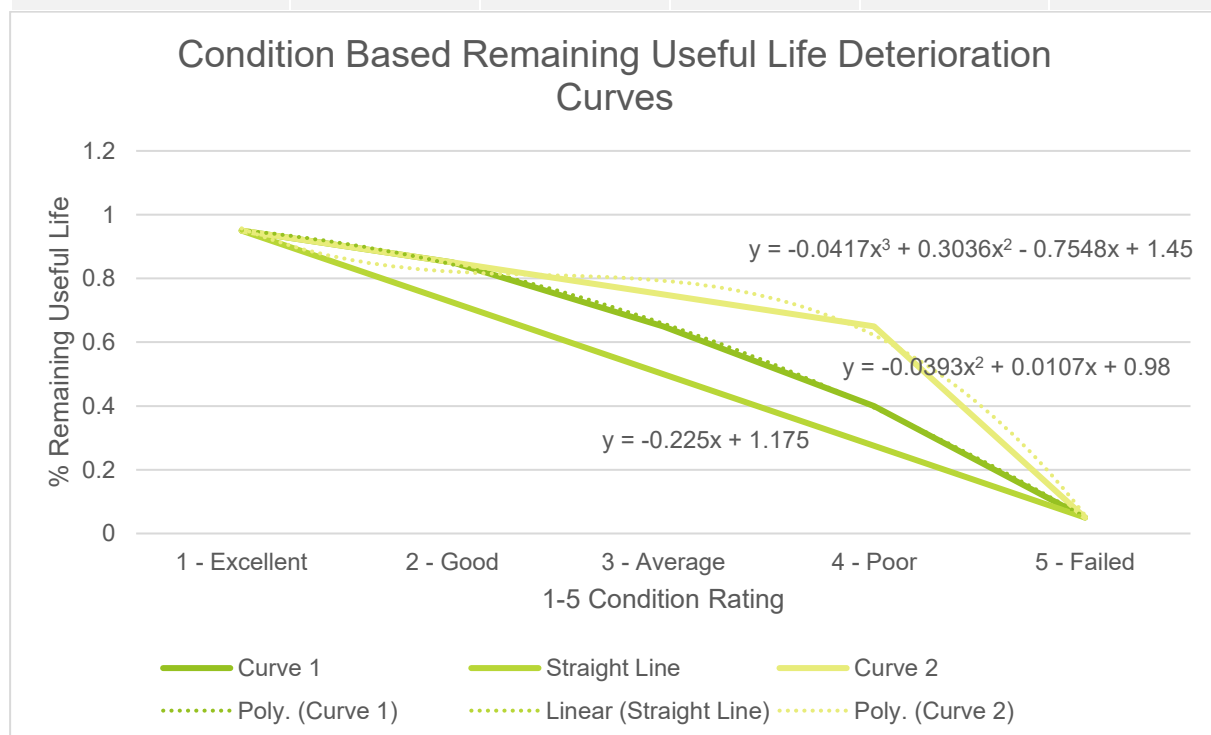


Figure 3, Condition Based Remaining Useful Life Deterioration Curves

Table 8, Deterioration Model Used per Asset Type

Asset Type	Deterioration Model Used
Building Component	Curve 1
Mechanical, Electrical, Hydraulic	Curve 2

4 Summary of Condition

4.1 Overall Condition of Each Building

The total number of buildings that were visually inspected as part of this project is '3'.

The table below shows the distribution of overall condition across two Audit Tiers (1 and 2). A single visual Standalone Condition Rating was only required for Audit Tier 2 (Standalone) buildings as Tier 1 - Componentised Buildings are measured by components; however, as a value add, all buildings were given an Overall visual condition rating for general and reporting purposes.

Overall standalone condition ratings are not utilised for valuation purposes for Componentised buildings.

Table 9, Standalone Condition

Audit Tier	Standalone Overall Condition (Qty)					Grand Total
	1 - Excellent	2 - Good	3 - Average	4 - Poor	5 - Failed	
1 - Componentised	-	-	1	-	-	1
2 - Standalone	-	1	1	-	-	2

4.2 Condition of Building Subcomponents

This section provides an overview of asset condition based on the averaged condition of the Subcomponents.

Table 10, Componentised Building – Subcomponent Ratings

Component	1 - Very Good	2 - Good	3 - Fair	4 - Poor	5 - Very Poor
SUB-STRUCTURE	-	-	1	-	-
SUPER-STRUCTURE	-	-	1	-	-
ROOF	-	-	-	1	-
FITOUTS	-	-	1	-	-
SERVICES	-	-	1	-	-

5 Summary of Defect Capture – Backlog Maintenance

5.1 Summary of Defects

A summary of the defects capture presented below including quantities for varying and priority and estimated maintenance costing. All costing includes a 30% contingency.

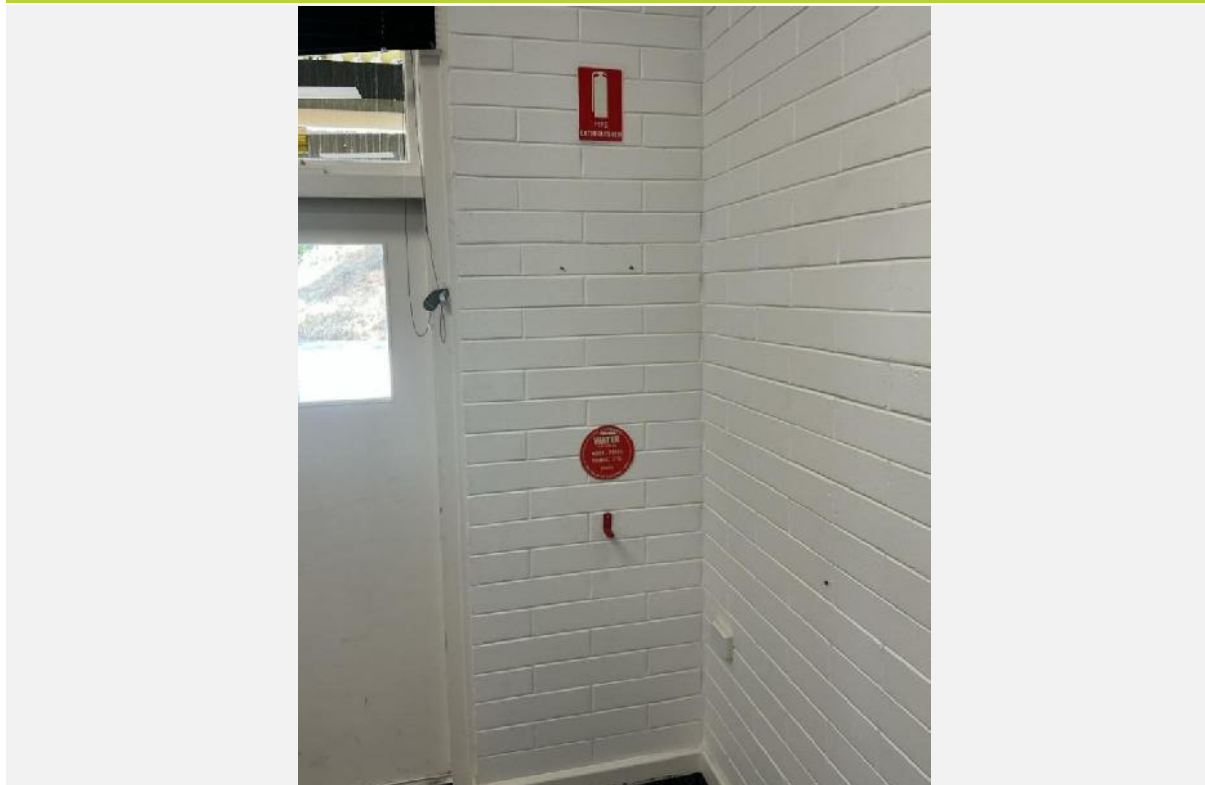
Structural observations are limited to non-engineering visual inspection only. Detailed structural assessment and design advice were excluded from the scope and would require engagement of a structural engineer.

Table 11, Defects Quantities by Subclass and Severity

		Defect Severity (Qty)			
		Extreme	Moderate	Slight	Total
Audit Tier	Building Complex	4	10	9	23
	Sheds	3	-	-	3
TOTAL		7	10	9	26

5.2 Observations of Concern - Extreme & OHS Defects

Defect Observation - Main Building



Location: Main Hall

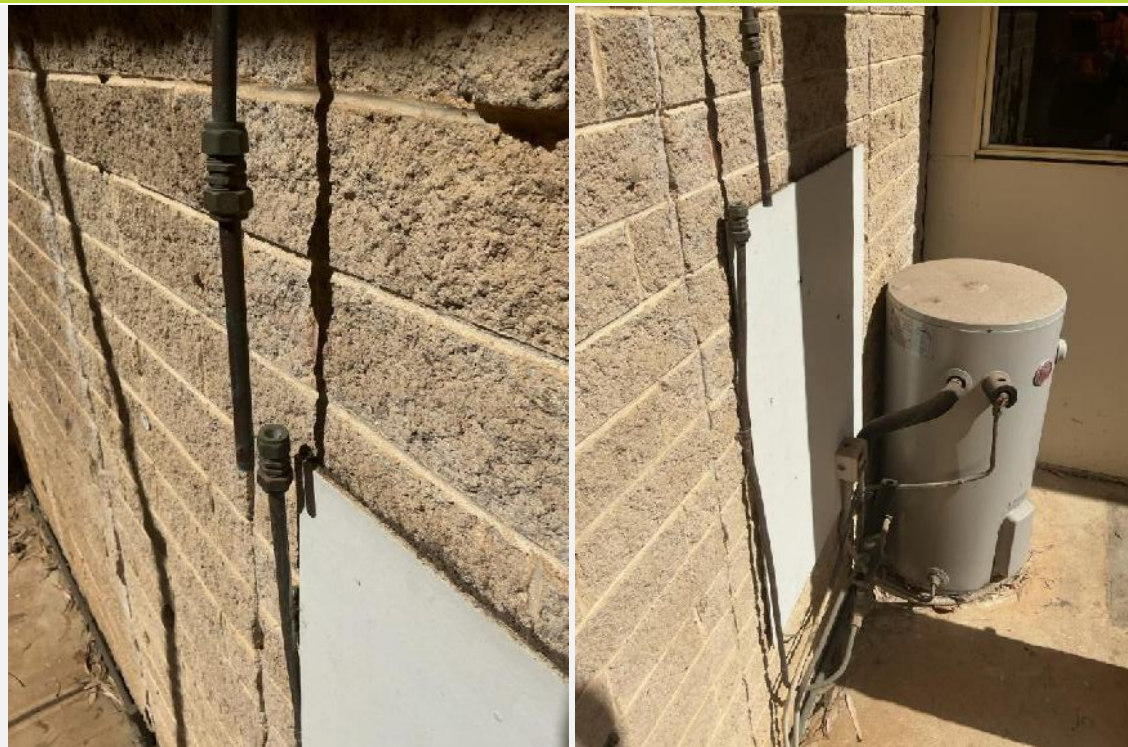
Observation on site: Fire extinguisher is missing

Defect Observation - Main Building



Location:	Storeroom 1
Observation on site:	Numerous holes in walls

Defect Observation - Main Building



Location:	External - Plumbing
Observation on site:	Copper pipe is disconnected

Defect Observation - Main Building



Location:	Kitchen
Observation on site:	Chipping, Damaged, Deterioration, Discolouration, Mould, Stained, Water Damage, Worn

Defect Observation - Shed 1



Location:	Internal
Observation on site:	Concrete floor has cracked and uplifted

Defect Observation - Shed 1



Location:	External
Observation on site:	Shed 1 walls have rusted badly

Defect Observation - Shed 1



Location:	External
Observation on site:	Large hole dug alongside of shed

Asset Observation - OHS



Location:	External - Footpath
Observation on site:	Footpath has experienced uplift – Trip Hazard

5.3 Costed Backlog Maintenance Plan

Overall, all maintenance should be planned to ensure the longevity of assets and components is maintained, and their expected useful lives are reached.

Costing provided relates to reactive and backlog maintenance only and does not represent asset renewal or replacement costing.

Defect prioritisation can be adapted to suit the Council's forecasted buildings use and associated timeframes (i.e. addressing all required issues prior to re-leasing the property).

Table 12, Costed Reactive Maintenance by Priority

		Audited Assets – Priority (\$)						
		P1	P2	P3	P4	P5	U	Total
Audit Tier	Building Complex	\$403.00	\$61,152.00	\$20,806.50	-	-	-	\$82,361.50
	Shed	\$585.00	-	\$1,950.00	-	-	-	\$2,535.00
TOTAL		\$988.00	\$61,152.00	\$22,765.50	-	-	-	\$84,896.50

Further details of these defects can be found in the provided Tabular data.

6 DDA and Health & Safety Observations

6.1 Previous Building Use – SA Ambulance Station and Training Facility

National Construction Code (NCC) Building Class - Mixed Use (Classes 4/5/7a/10a):

- Total Floor Area – 488m²
- Class 4 (dwelling within non-residential building) – 97.85m² (20%)
- Class 5 (Office building) – 249.34m² (51%)
- Class 7a (Warehouse) – 65.23m² (13%)
- Class 10a (Non-habitable, shed) – 75.16m² (15%)

NCC correlates toilets with occupancy numbers the building currently has the following:

- 1 – Female Toilet (4.59m²)
- 1 – Male Toilet with Urinal and Shower (6.77m²)

Sanitary design occupancy maximums:

- 15 Female
- 20 Male

6.2 Previous and Future building Use

In a building required to be accessible, it is acceptable practice to meet the performance standards for accessing the building complying with the National Construction Code (NCC), Ministerial Building Standards - Upgrading health and safety in existing buildings (MBS 001) & AS 1428.1.

As per the Ministerial Building Standards (MBS 001) the following performance standard may apply.

PART 1 - 103 General

103.5 Generally, where no alterations or occupancy changes have been made to an existing building, that building cannot be required to be upgraded unless a relevant authority or an appropriate authority has identified through the circumstances listed in Table 101-1 that the building has health, safety or amenity inadequacies that need to be addressed.

Table 13, MBS 001 - Table 101.1

Circumstances that trigger a health and/or safety assessment: Table 101.1		
Act or Regulation Reference	Legislative circumstances that could trigger health and safety upgrading	Objective of requirement
Section 134	When a building built before 1 January 2002 is undergoing alterations and a relevant authority (e.g. a council or private certifier) considers the building to be unsafe, structurally unsound, in an unhealthy condition or that access for persons with a disability is insufficient.	Additional building work can be required by a relevant authority to upgrade parts of the building to ensure that it is safe, structurally sound and in a healthy condition; or to make an affected part of the building accessible for a person with a disability.
Section 157	An appropriate authority (i.e. a Council Building Fire Safety Committee) considers the fire safety of a building is not adequate.	Building owner to report to Council Building Fire Safety Committee on proposed work or other measures necessary to ensure that the fire safety of the building is adequate.
Regulation 102	When an application for a change of building classification is made to a relevant authority (council or building certifier).	Additional work may be necessary in order to satisfy the relevant authority that the building possesses the attributes appropriate to its present or intended use.

Accessibility

402: Performance standard for access for persons with a disability

PS 4.1 As far as is reasonable and practical; alterations made to an existing building and/or its associated site works must -

- (a) seek to improve access to and within an existing building and remove barriers for a person with a disability to the maximum extent possible without incurring unjustifiable hardship; and
- (b) not diminish or compromise existing access to and within the existing building for a person with a disability.

Please Note the following:

403 Application of performance standards for access

403.1 An existing building undergoing alterations or a change of building classification must meet performance standard **PS 4.1**.

403.2 In accordance with **103.5**, where no alterations are proposed or have been made to an existing building and its site works, a building that complies with the Building Rules that applied at the time the relevant building approval was issued is deemed to satisfy performance standard **PS 4.1** and a council, private certifier or other relevant authority cannot require access to be upgraded.

Egress Requirements: Maximum travel distances to exits

Table 14, Travel distances for each building class

Building Class	Maximum travel distances to exits in buildings	Compliance
Class 4 parts of a building	The entrance doorway to any Class 4 part of a building must not be more than 6m from an exit or a point from which travel in different directions to 2 exits is available	Yes
Classes 5 & 7 parts of a building	No point more than 20 m from an exit or a point from which travel in different directions to 2 exits is available and max 40m to one of the exits. In a Class 5 building, the maximum travel distance to a single exit at ground floor level can be increased to 30m. Exits must not be more than 60m apart	Yes
Class 10a	N/A	N/A

Table 15, Dimensions of exits and paths of travel to exits

Building Class	Number of occupants	Minimum aggregate width of exits and paths of travel to exits	Minimum aggregate width of doorways in exits and paths of travel to exits	Compliance
Classes 4, 5 & 7 parts of a building	0-100	1.0m	750mm	Yes

No information has been supplied regarding whether the building will be subject to a change in use from the current NCC Classes classifications. PlanSA have identified the land area as a Recreation Zone – To be confirmed by Council Planning Authority.

If the future occupancy requires accessibility to and within the building the following changes are recommended to improve DDA Compliance with the NCC, MBS 001 & AS 1428.1:

- DDA Parking within a reasonable distance from an accessible entrance into the building.
- An accessible pathway to the building.
- An accessible entrance into the building.
- Accessible pathways throughout the building.
- A Unisex DDA sanitary compartment.
- Signage to suit, e.g. Carparking, Braille and tactile as required.

Currently the building has the following DDA Compliance issues:

- No dedicated DDA carparking.
- Pathways to an accessible entrance(s) are stepped, cross over stormwater drainage and/or under the minimum width of 1.0m.
- Entrance(s) are stepped and will require approach ramps, threshold ramps and/or landings.
- Front carpark doorway entrance to main hall has circulation space restriction issues due to building design of external brickwork.
- All single doorways are less than the minimum required 850mm clear opening specification.
- Internal hallway from front foyer to rear foyer is restricted in width with a redundant doorframe from 1.0m to 750mm.
- No DDA or Ambulant Toilet facilities.
- The kitchen will require modification, subject to future tenants' requirements. (Note kitchen already requiring full replacement).

OHS Observation:

- Fire extinguisher is missing from Main Hall - See defect collection.
- Excessive mould growth in Kitchen cupboards - See defect collection.
- Footpath at Western entrance has uplifting causing a trip hazard – See defect collection.
- Hole dug alongside Shed 1 remains unfilled - See defect collection.

Appendix A

Building Floorplan

ToG_25_0298

Lot 102 Murray Street, 5118 Gawler, South Australia, AU

TOTAL AREA: 488.54 m² • LIVING AREA: 413.41 m² • FLOORS: 1 • ROOMS: 22



▼ Ground Floor

TOTAL AREA: 488.54 m² • LIVING AREA: 413.41 m² • ROOMS: 22



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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1:133



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contact us

Sproutt Pty Ltd

Level 1, 39 Clarke Street | Norwood, South Australia 5067 | **P:** 1300 770 256
ABN: 51 628 121 353 | **E:** enquiries@sproutt.com.au | **W:** sproutt.com.au