



**Bloompark C/- Monte Sant Angelo
Mercy College**

**Asbestos and Hazardous Materials
Limited Pre-Demolition Survey**

128 Miller Street
North Sydney 2060

14 February 2020



When you
think with a
global mind
problems
get smaller

This page has been left intentionally blank

Asbestos and Hazardous Materials Limited Pre-Demolition Survey

Prepared for
Bloompark C/- Monte Sant Angelo Mercy College

Prepared by
Coffey Services Australia Pty Ltd
Level 19, Tower B, 799 Pacific Highway
Chatswood NSW 2067 Australia
t: +61 2 9406 1000 f: +61 2 9406 1002
ABN: 55 139 460 521

Quality information

Revision history

Revision	Description	Date	Originator	Reviewer	Approver
R01	Final	14/02/2020	Caitlin McKinnon	Raghuram Muguli	Raghuram Muguli

Distribution

Report Status	No. of copies	Format	Distributed to	Date
R01 Final	1	PDF	Bloompark C/- Monte Sant Angelo Mercy College	14/02/2020

14 February 2020

754-SYDEN271504

Limitations

Coffey has conducted work concerning the environmental status of the property which is the subject of this report, and has prepared this report on the basis of that assessment.

The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within the time and budgetary requirements of the client, and in reliance on certain data and information made available to Coffey. The analyses, evaluations, opinions and conclusions presented in this report are based on those instructions, requirements, data or information, and they could change if such instructions etc. are in fact inaccurate or incomplete.

Investigations have been based on inspections conducted in accordance with relevant guidelines and standards, and normal industry practice, having regard to the client's instruction, and interpretations of conditions are based on the data from those inspections and, where relevant and conducted, testing. To the best of our knowledge, they represent a reasonable interpretation of the condition of the site as able to be inspected.

This report has been provided by Coffey for the sole use of the client and only for the purpose for which it was prepared. Any representation contained in the report is made only for the client.

No inspection can be guaranteed to locate all asbestos in a specific location. The assessment cannot be regarded as absolute, without extensive invasion of structures. Future demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

The survey brief is to identify every reasonably accessible ACM. Reasonably accessible does not extend to searching for concealed ACM beneath concrete encased structural beams or beneath concrete floors, behind another ACM, or any other locations which, to access, would cause structural damage that could potentially destabilise the structure or the building. Given the way in which ACM was used in the construction of buildings, some may only be detected during the course of subsequent demolition.

Hazardous Materials surveys are restricted to areas that are reasonably accessible during the survey, with respect to the following:

- without contravention of relevant statutory requirements or codes of practice;
- without placing the surveyor at undue risk;
- without dismantlement or damage to installed fixtures and fittings, plant, electrical equipment, machinery; and
- without dismantlement, demolition or damage to finishes and structure.

Any areas within the remit of the survey but not described within the body of the report or in the Asbestos Material Assessments should be regarded by the client as un-surveyed, and potentially containing amphibole asbestos. A competent person should assess such areas before any work affecting them is carried out.

It must be assumed that materials visually assessed as presumed asbestos contain amphibole asbestos, unless sampled and analysed to prove otherwise. All areas where access was not possible must also be presumed to contain asbestos until proven otherwise.

Coffey assessors take samples at any situations known, or suspected, to contain Asbestos. Where the analysis determines that No Asbestos is Detected (NAD) the samples are listed in the report to provide information for potential future assessments.

Representative sampling is defined as one like sample per consistent material type, situation or item. In these instances only one test sample will be collected for analytical confirmation and the results expressed as consistent and typical of the building. It is advisable to presume that materials similar to those positively identified as asbestos also contain asbestos until proved otherwise. It should not be

presumed that materials similar in appearance to those tested and found not to contain asbestos also do not contain asbestos.

Due to the very low concentration of asbestos fibres and the non-homogenous matrix of vinyl floor tiles, false negative results may be obtained. Therefore the accuracy of all results cannot be guaranteed.

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

The analysis of many asbestos products used as a component of insulation materials, may be compromised in instances where the material has been heat affected, as heat may alter the morphology of the fibrous material.

Internal building materials should be assumed to contain asbestos and lead-based paint, and any fluorescent lights inside the buildings should be assumed to contain PCB capacitors until otherwise assessed.

It is also noted that sub-surface conditions can change with time, and the report is based on data that was gathered at the time of the report. Coffey will not update the report and has not taken into account events occurring after the time its assessment was conducted.

The following limitations and restrictions to specific materials, installations and locations are commonly found during surveys of this nature, even if safe access can be provided through consultation with the client this inspection and report may not include the following areas:

- Risers / Ceiling, Floor or Wall Cavities, and Voids - may be completely blocked or bricked in. Occasionally may only be detected if shown on building construction plans or during demolition
- Columns / Structural Elements - these will not be penetrated if doing so will damage the stability of the building.
- Roofs / External Areas - these will not be checked if safe access cannot be achieved.
- Confined Spaces - these will not be checked if safe access cannot be achieved.
- Restricted Access - areas subject to restricted access will not be checked unless special arrangements have been made through the client within the remit of the survey.
- Lifts / Shafts – these will not be checked for safety reasons unless a lift engineer accompanies the surveyor.
- Live Plant or Electrical Installations - live electrical installations including fuse boxes, electrical control cabinets, distribution panels etc. are not routinely checked for safety reasons. Electrical equipment will only be examined if it is locked off and an isolation certificate has been issued. Under exceptional circumstances, when arranged by the client, examination of non-isolated equipment may take place under the supervision of an electrician.
- Boilers - may contain asbestos internally, which is not visible or accessible until the unit is dismantled. Note: Where a bulk sample is obtained from a non-dismantled boiler it should not be regarded as definitive of all materials contained within the boiler's structure.
- Live Refrigerators / Cold Rooms / Mechanical Equipment / Heater Units / Kilns - may contain asbestos internally, which is not visible or accessible until the unit is isolated and dismantled
- Safes - the walls of some safes cannot be penetrated even where access arrangements have been made.

The Client must not rely on an inspection or report as indicating that a site or a building is “asbestos free”. All that the report can be relied upon to show is 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 of the report must be considered together with the specific scope and limitations of the type of inspection undertaken.

Table of Contents

Limitations	ii
1. Introduction	1
1.1. Background	1
1.2. Site Description	1
1.3. Monte and The Surrounding Context	5
1.4. Project Description	6
1.5. Scope	6
2. Methodology	7
3. Assessment Findings	8
3.1. Hazardous Building Materials	8
3.1.1. Asbestos Containing Materials.....	8
3.1.2. Synthetic Mineral Fibres.....	8
3.1.3. Lead Based Paint	8
3.1.4. Lead Containing Dust.....	8
3.1.5. Polychlorinated Biphenyls	8
3.1.6. Ozone Depleting Substances.....	8
3.2. Areas of No Access.....	8
4. Recommendations.....	9
4.1. Asbestos Containing Materials.....	9
4.2. Synthetic Mineral Fibres.....	10
4.3. Training	10
5. Risk Assessment	11
5.1. Actions for Asbestos Materials.....	15
6. Bibliography.....	18

Appendices

Appendix A - Asbestos and Hazardous Materials Register

Appendix B - Photographs

Appendix C - Laboratory Analysis Certificate

Appendix D - Asbestos Legislative Requirements

Executive Summary

Coffey Services Australia Pty Ltd (Coffey) conducted a limited pre-demolition asbestos and hazardous materials survey a portion of 128 Miller Street, North Sydney NSW 2060, where the new science and sports building is proposed (the site). The objectives of this assessment were to:

- Identify and assess the health risk posed by hazardous building materials which may be encountered during future demolition works.
- The hazardous materials survey involved the investigation and identification of Hazardous Materials inclusive of Asbestos Containing Materials (ACM). Other hazardous materials included Lead Based Paint systems (LBP), Lead Containing Dust (LCD), Ozone Depleting Substances (ODS), Polychlorinated Biphenyls in light capacitors (PCB) and Synthetic Mineral Fibre (SMF) in accessible areas.

This was defined within the scope of works determined with the client prior to commencement of the survey.

From the site survey and laboratory analysis results (where applicable), a register of hazardous materials has been produced, in accordance with the requirements of the relevant Codes of Practice and Guidance Notes.

This contract was completed by Coffey on the basis of a defined program of work and terms and conditions agreed with the Client. We confirm that in preparing this report we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works and prevailing site conditions. The client should be made aware of the limitations of a survey being conducted in a destructive manner and is referred to in the above limitations.

The asbestos information in this report is supplied on the understanding that the area surveyed is scheduled for major demolition works, and that identified Asbestos and other Hazardous Materials will be removed prior to, or as part of these works. Asbestos or other Hazardous Materials remaining in situ will need to be detailed in the site specific Hazardous Materials Register and Asbestos Management Plan as required by the Work Health and Safety Regulation, 2017.

The following asbestos and hazardous materials were identified or suspected to be present at the time of assessment:

Asbestos Containing Materials (ACM)

No asbestos containing materials were identified or suspected to be present at the time of the survey.

Synthetic Mineral Fibres (SMF)

- Exterior: carpark, air conditioning ductwork– suspected SMF containing internal insulation material;
- Exterior: AC plant room, pipe work – suspected SMF containing external insulation material;
- Interior: pump room, booster pump, pipe work – suspected SMF containing woven material;
- Interior: plant room, air conditioning ductwork – suspected SMF containing internal insulation material;
- Interior: plant room, pipe work – suspected SMF containing external insulation material; and
- Interior: store room, air conditioning ductwork – suspected SMF containing external insulation material.

Lead Based Paint (LPB)

No lead based paint was identified or suspected to be present at the time of the survey.

Lead Containing Dust (LCD)

No lead containing dust was identified or suspected to be present at the time of the survey.

Polychlorinated Biphenyls (PCBs)

No polychlorinated biphenyls were identified or suspected to be present at the time of the survey.

Ozone Depleting Substances (ODS)

No ozone depleting substances were identified or suspected to be present at the time of the survey.

1. Introduction

Coffey Services Australia Pty Ltd (Coffey) was engaged by Bloompark C/- Monte Sant Angelo Mercy College to conduct a limited pre-demolition asbestos and hazardous materials survey of a portion of 128 Miller Street, North Sydney NSW 2060, where the new science and sports building is proposed.

Coffey Services Australia has been commissioned by Monte Sant Angelo Mercy College (the Applicant) to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the SSD-10393 for the development of a new Sports and Science Building at Monte Sant Angelo Mercy College, North Sydney (Monte).

Phoebe Quesy of Coffey carried out the limited pre-demolition survey on the 13th February 2020. Other information was obtained from vendor manuals, standards, guidelines, regulations and other material available in the public domain.

The assessment was conducted on the basis of the condition of the materials at the time of inspection and the future anticipated activities at the site.

No inspection can be guaranteed to locate all asbestos and hazardous materials in a specific location and therefore this assessment cannot be regarded as absolute. Planned and future demolition to site structures may expose situations which were concealed or otherwise impractical to access during this assessment.

1.1. Background

Coffey understands that Bloompark C/- Monte Sant Angelo Mercy College is requesting this pre-demolition survey to produce an asbestos and hazardous materials register for the site in accordance with NSW *Work Health and Safety Regulation, 2017* and the NSW Code of Practice *How to Manage and Control Asbestos in the Workplace (2019)*.

The site is acknowledged to be programmed for refurbishment. Hence, the objective of this survey was to identify, where practicable, asbestos and other hazardous materials within the site which could potentially be impacted by proposed refurbishment works.

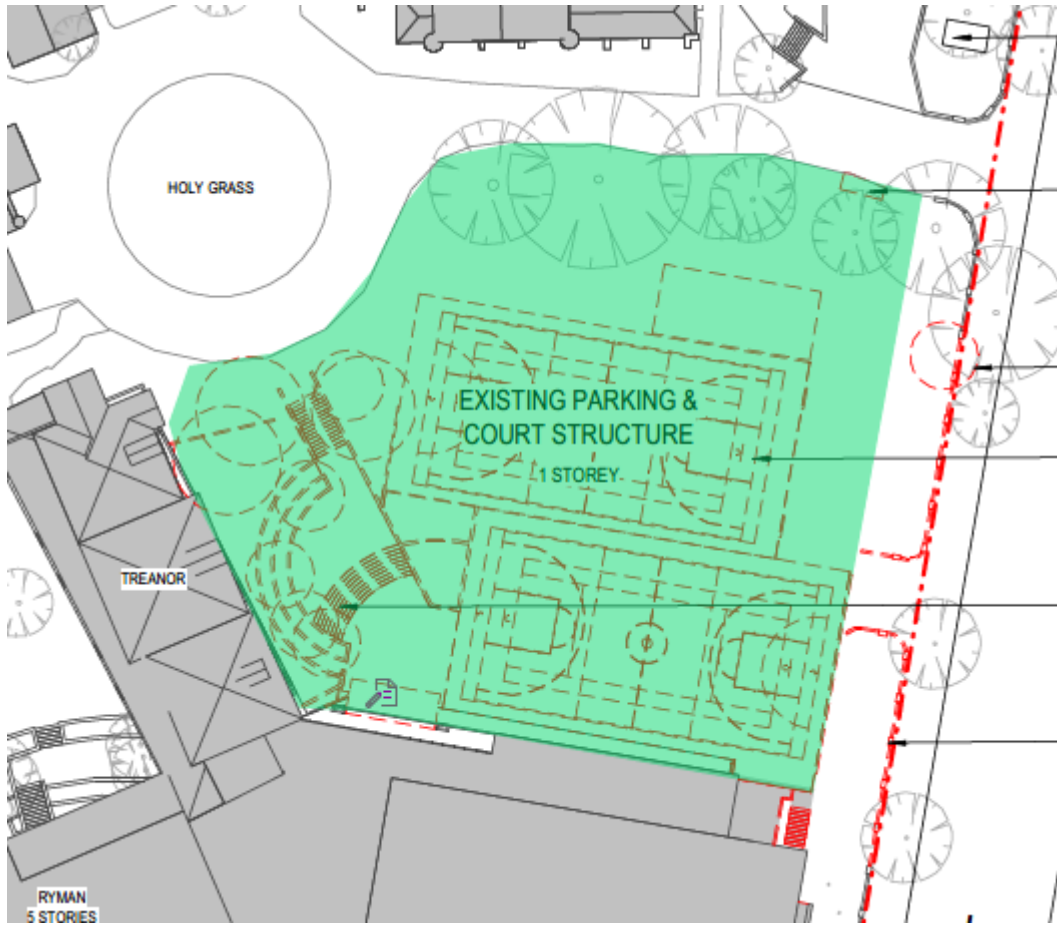
1.2. Site Description

The limited pre-demolition survey was carried out at 128 Miller street, North Sydney 2060. The structure of the site consisted of two (2) basketball courts, one (1) car park and three (3) plant rooms (Table 1) (Figure 1).

Table 1: Site Information

Site:	128 Miller Street, North Sydney NSW 2060		
Age (Circa):	2002	External walls:	Concrete
Approximate area:	2000 m ²	Internal walls:	Concrete
Levels:	1	Ceiling:	Concrete
Roof type:	NA	Floor and coverings:	Concrete

Figure 1: Portion of the campus that was surveyed.



The Monte campus is approximately 2.52 hectares comprises 18 allotments, which are described in Table 2 below and shown in Figure 2. It is noted that the new Sports and Science Building and the proposed works are located on Lots 3, 4 and 5 in DP 262534 (the Site) (refer to Figure 3).

Table 2: Monte Campus Allotments Address Legal Description

Address	Legal Description
	Lot 8 in DP 262534
128 Miller Street	Lots 1, 2, 3, 4, 5, 6 and 7 in DP 262534
	Lot 4 in DP 5030
	Lot 1 in DP 780403
5 McLaren Street	Lot 1 in DP 104072
9 McLaren Street	Lot A in DP 339358
11 McLaren Street	Lot 11 in DP 5030
21-23 McLaren Street	Lot 10 in DP 5030
27 and 27A McLaren Street*	Lots 7 and 8 in DP 5030

29 McLaren Street*	Lot 6 in DP 5030
---------------------------	------------------

31 McLaren Street	Lot 5 in DP 5030
--------------------------	------------------

The key school elements within and surrounding the Site include:

- The main vehicle entry to the School, the 'Circular-Drive' driveway is located to the north of the Site.
- The 'Holy Grass' lawn is located to the north-west of the Site and is surrounded by several original School buildings including the Chapel, Masalou Building, and Mercy Hall.
- Two existing sports courts centrally located within the site.
- The McQuoin Hall / Aquatic Centre is located to the south of the Site.
- To the west of the Site is the Treanor Building, which comprises arts and textile teaching rooms.
- To the north of the 'Holy Grass' is the School Chapel and the O'Regan Arts and Cultural Common Building completed in 2014.

Figure 2: Monte Sant Angelo Mercy College landholdings



Source: Six Maps

Figure 3 - The Site: Location of proposed Sports and Science Building.



Source: Hayball Architect

1.3. Monte and The Surrounding Context

Monte is located in the North Sydney Council local government area (LGA). It is directly to the north of the North Sydney CBD, which is the major commercial centre of North Sydney.

Monte is located approximately 3.5km north of the Sydney CBD, 500 metres north of North Sydney Railway Station. Victoria Cross Metro Station is currently under construction diagonally opposite the school at the.

south-eastern corner of Miller Street and Berry Street, as well as an entrance to the north-east on the corner of McLaren Street. Miller Street runs along the eastern boundary of the Site which provides a major bus corridor to the North Shore and Northern Beaches.

The key land use characteristics surrounding the School campus are:

- **South:** North Sydney CBD commercial core, primarily characterised by high-rise commercial buildings and support services including hotels, retail uses, and Shore Grammar School.

- **North:** mixed precinct including:
 - Low-density residential area within a heritage conservation area;
 - Community buildings including the North Sydney Council Chambers
 - Schools including St Mary's Primary, Wenona School, Marist College and North Sydney Boys High School.
 - St Leonards Park.
- **East:** The extension of the North Sydney CBD Commercial Core, generally characterised by high density residential and commercial buildings.
- **West:** Medium density residential and high-rise commercial buildings along the Pacific Highway. Further west is a low-density residential area which is identified as a heritage conservation area, and the Australian Catholic University.

Immediately surrounding the Monte campus is best described as:

- **South** (Berry Street): - Commercial buildings and the Victoria Cross Metro Station currently under construction.
- **North** (McLaren Street): McLaren Street is a heritage conservation area under the North Sydney LEP. Monte own most of the buildings on the southern side of McLaren Street which are generally single and two storey buildings originally built for residential purposes. The site at the south-western corner of Miller Street and McLaren Street is an Italian restaurant and a four-storey commercial building with basement parking. The northern side of McLaren Street is primarily used for community facilities including a preschool, Council Chambers, community hall, and public plaza/park used for a weekend fresh produce market.
- **East** (Miller Street): Mix of commercial, residential and hotel towers, as well as the Rag and Famish Hotel at the corner of Miller and Berry Streets. A northern pedestrian portal to the Victoria Cross Metro Station is proposed on the north-eastern corner of Miller Street and McLaren Street intersection.
- **West** (Angelo Lane): mix of commercial and high-density residential buildings up to 16-storeys with basement parking.

1.4. Project Description

The proposed works comprise the following:

- Demolition of two existing sports courts and associated undercroft staff carpark. The demolition works will include demolition of all structures between the main 'circular-drive' driveway entry from Miller Street, and the McQuoin Hall/Aquatic Centre at the corner of Miller and Berry Streets.
- Construction of a new four-storey sports and science building with a basement staff carpark, partially underground dual sports court facility, three levels of new teaching spaces (innovation / science labs) and a rooftop sports court.
- Landscaping works surrounding the new sports and science building.

1.5. Scope

The scope of work required Coffey to:

- Conduct a pre-demolition asbestos and hazardous materials (HazMat) survey of areas impacted by refurbishment works within the site, to locate:
 - Asbestos Containing Materials (ACM);
 - Synthetic Mineral Fibre (SMF) materials;

- Lead Based Paint systems (LBP);
 - Lead Containing Dust (LCD);
 - Polychlorinated Biphenyls (PCB) containing capacitors in electrical fittings; and
 - Ozone Depleting Substances (ODS).
- Collect representative samples of suspect ACM and/or lead dust and paint material (where accessible) and submit samples for laboratory analysis. ODS, PCB and SMF were identified on a visual basis only;
 - Document the details of materials identified including photographs of any samples taken;
 - Record, collate and report the findings; and
 - Deliver one electronic report to the client.

2. Methodology

Hazardous Materials surveys are undertaken considering a risk management approach, in accordance with best practice, relevant statutory regulations and relevant Codes of Practice. A risk assessment was conducted based on a number of factors associated with hazardous materials identified during the survey and prioritised through Risk and Action Classifications.

The assessment involved the onsite investigation for the presence of Asbestos Containing Materials (ACM), Synthetic Mineral Fibres (SMF), Lead Based Paint systems (LBP), Lead Containing Dust (LCD), Polychlorinated Biphenyls (PCB) and Ozone Depleting Substances (ODS – (CFC, HCFC, HFC). Information was collected from the site owners/occupiers/tenants on relevant issues pertaining to the site. Based on the available data and the status at the time of inspection, where items were identified, visual and/or analytical characterisation (where required) was performed and reported in the Asbestos and Hazardous Materials Register (refer **Appendix B**).

The assessment was conducted on the basis of the condition, type and location of the materials at the time of inspection. The scope of this investigation did not allow intrusive sampling techniques to be undertaken in all locations, and consequently the register may have limitations as a reference document for the purposes of renovation or demolition.

Only 'typical' suspected material occurrences are inspected and sampled. Sampling is undertaken on a representative basis, for example, the inspection of one fire door of the same type within the same area is undertaken (i.e. not every 'matching' fire door is examined), unless specifically instructed. Sample collection was performed in a non-destructive and non-invasive manner by competent persons. Presumptions, based on knowledge and experience, that inaccessible areas contain asbestos materials may also be made and stated within the register.

Samples collected are representative of the material sampled, individually identified, transported, analysed and reported in accordance with relevant Statutory Regulations, Codes of Practice and Coffey Environments Work Instructions. Laboratories undertaking analysis are appropriately NATA certified for the analysis conducted.

The presence of asbestos in bulk samples is determined by Polarised Light Microscopy (PLM) with dispersion staining techniques. Where asbestos was found to exist, a risk assessment was conducted on each item and a priority rating applied. This was conducted in accordance with the protocols described in **Section 5.1: Actions for Asbestos Materials**.

The register is made up of relevant information gathered on site plus Coffey's assessment of risk and assignment of action ratings. Reference to photographs, where available, is made in the register along with sample identification and analysis results, where applicable. Sample analysis results from previous assessments may be utilised and referenced in this register.

3. Assessment Findings

The findings of this assessment are presented in tabulated format in **Appendix B: Asbestos and Hazardous Materials Register** of this assessment report. Hazardous building materials that have been photographed are depicted in the rear of this assessment report.

The following significant key findings are noted:

3.1. Hazardous Building Materials

3.1.1. Asbestos Containing Materials

No asbestos containing materials were identified or suspected to be present at the time of the survey.

3.1.2. Synthetic Mineral Fibres

- Exterior: carpark, air conditioning ductwork– suspected SMF containing internal insulation material;
- Exterior: AC plant room, pipe work – suspected SMF containing external insulation material;
- Interior: pump room, booster pump, pipe work – suspected SMF containing woven material;
- Interior: plant room, air conditioning ductwork – suspected SMF containing internal insulation material;
- Interior: plant room, pipe work – suspected SMF containing external insulation material; and
- Interior: store room, air conditioning ductwork – suspected SMF containing external insulation material.

3.1.3. Lead Based Paint

No lead based paint was identified or suspected to be present at the time of the survey.

3.1.4. Lead Containing Dust

No lead containing dust was identified or suspected to be present at the time of the survey.

3.1.5. Polychlorinated Biphenyls

No polychlorinated biphenyls were identified or suspected to be present at the time of the survey.

3.1.6. Ozone Depleting Substances

No ozone depleting substances were identified or suspected to be present at the time of the survey.

3.2. Areas of No Access

Where Areas of No Access have been identified it should be presumed that hazardous materials are present in these areas until further investigation can confirm or refute the presence.

No inspection can be guaranteed to locate all asbestos and hazardous materials in a specific location. The assessment cannot be regarded as absolute, without extensive invasion of structures. Future

demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

Building service and building core areas were accessible at the time of the survey, excluding the limited access areas listed below.

AREAS OF NO ACCESS

The following areas were not accessible or had limited access at the time of survey:

- Within fire doors;
- Within plant equipment;
- Wall cavities;
- Formwork to concrete slabs; and
- Roof.

4. Recommendations

The recommendations, conclusions or stability of hazardous materials contained in this report shall not abrogate a person of their responsibility to work in accordance with Statutory Requirements, Codes of Practice, Guidelines, Safety Data Sheets, Work Instructions or reasonable work practices.

4.1. Asbestos Containing Materials

Any asbestos or other hazardous materials remaining in situ at the conclusion of the project will need to be detailed in the site specific Hazardous Materials Register and Asbestos Management Plan as required by the NSW Work Health and Safety Regulation 2017.

Based on the findings of this hazardous materials survey, the recommendations regarding ACM are:

- If friable asbestos is identified during future works and is to be removed, a licensed asbestos assessor who is independent of the asbestos contractor must be engaged to:
 - Inspect the asbestos removal work area prior to commencement of the works;
 - Undertake asbestos fibre air monitoring before and during friable removal works in the surrounding areas and clearance asbestos fibre air monitoring at the conclusion of the asbestos removal work; and
 - Complete a visual inspection of the asbestos removal area and the area immediately surrounding it and ensure these are free from visible asbestos contamination.
- If non-friable asbestos is identified during future works, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor.
- The licensed asbestos assessor must provide a Clearance Certificate that documents the visual clearance inspection and the satisfactory completion of the asbestos removal works. The Clearance Certificate should state that all visible asbestos dust and debris resulting from the asbestos removal process has been removed from the removal area(s) and from areas adjacent to the removal work area(s).

During future demolition works, if any materials that are not referenced in this report and are suspected of containing asbestos are encountered, then works must cease and an asbestos hygienist should be notified to determine whether the material contains asbestos.

4.2. Synthetic Mineral Fibres

Un-bonded or bonded SMF that has severely deteriorated has the potential of becoming airborne. Health effects that may occur with exposure to certain SMF materials include; irritation of the skin, eyes and upper respiratory tract. As such removal and replacement would be the preferred option if such materials were found in accessible areas or air conditioning systems.

The selection of the most appropriate control measure should be determined from risk assessments and detailed knowledge of the workplace and activities. The following general principles may be applied:

- If the SMF is un-bonded or deteriorated, in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions should be applied and removal is required as soon as practicable;
- If the SMF is un-bonded or deteriorated, in a poor/unstable condition but in inaccessible areas (i.e. Ceiling space), removal is preferred. However, if removal is not immediately practicable, short-term control measures (i.e. restrict access, or provide personal protective equipment to personnel required to access the area etc.) may be employed until removal can be facilitated;
- If the SMF is bonded and in a poor/unstable condition; minimising disturbance and removal or encapsulation may be appropriate controls;
- For bonded SMF in a good and stable condition, ongoing maintenance and periodic inspection to ensure they are not deteriorating would be appropriate controls; and
- Prior to any demolition, partial demolition, renovation or refurbishment, synthetic mineral fibre materials likely to be disturbed by those works should be removed in accordance with the NOHSC Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)].

Further assessment of risk through airborne fibre monitoring can assist with decisions on the most appropriate, and urgency of, control measures.

4.3. Training

N.B. Information, instruction and training must be provided to workers, contractors and others who may come into contact with hazardous materials in a workplace, either directly or indirectly.

Depending on the circumstances this hazardous materials awareness training may include:

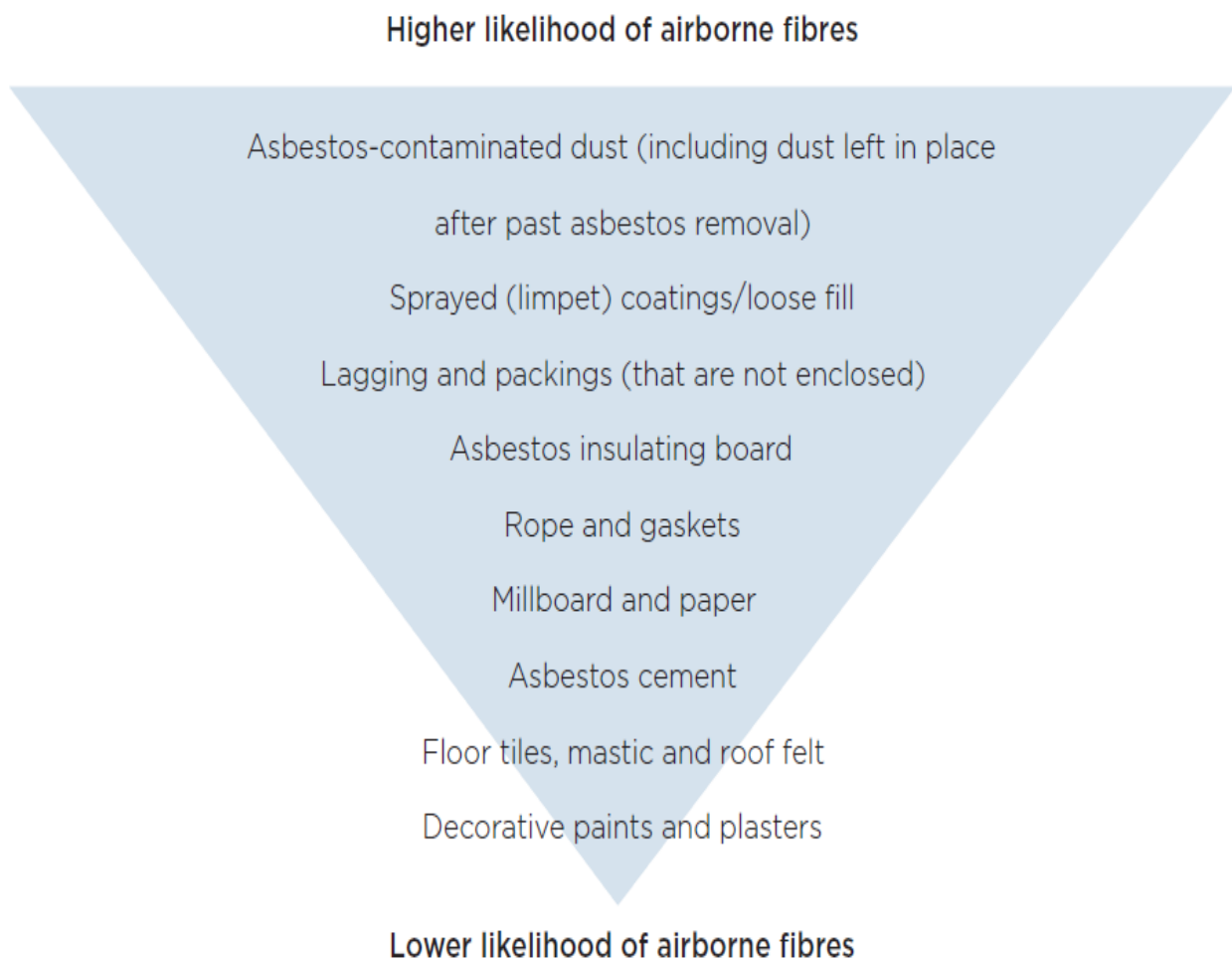
- The purpose of the training;
- The health risks of hazardous materials;
- The types, uses and likely occurrence of hazardous materials on site, in plant and/or equipment in the workplace;
- The trainees' roles and responsibilities under the workplace's hazardous materials management;
- Where the workplace's register of hazardous materials is located and how it can be accessed;
- The timetable for removal of hazardous materials from the workplace;
- The processes and procedures to be followed to prevent exposure, including exposure from any accidental release of hazardous materials into the workplace;
- Where applicable, the correct use of maintenance and control measures, protective equipment and work methods to minimise the risks from hazardous materials, limit the exposure of workers and limit the spread of hazardous materials outside any work area;
- The National Exposure Standard (NES) and control levels for hazardous materials; and
- The purpose of any air monitoring or health surveillance that may occur.

Should any further suspect Asbestos and/or Hazardous Materials become evident during future disturbance/ refurbishment works which have not been addressed in this report, Coffey should be contacted immediately so that a WHS consultant can confirm the status of the suspect material/s.

Coffey is able to assist with all aspects of Risk Management for removal of asbestos and other hazardous materials resulting from these findings.

5. Risk Assessment

From the findings of the hazardous materials survey, an individual risk assessment is conducted on each ACM. The following figure outlines the general likelihood of fibre release potential (Source: the NSW Code of Practice: *How to Manage and Control Asbestos in the Workplace* (2019)).



Coffey adopts the following risk assessment algorithm in order to assess the risks associated with individual asbestos-containing materials identified.

ASBESTOS REGISTER SECTION

Friable

Variable	Score	Description
Friability	Y	Asbestos cement debris, or material which when dry may become crumbled, pulverised or reduced to powder by hand pressure.
	N	Bonded i.e. non-friable material

Materials Assessment

Variables	Scores	Examples of Score Descriptions
Asbestos Type	0	No asbestos
	1	Chrysotile only
	2	Amphibole asbestos (excluding crocidolite)
	3	Crocidolite
Product Type	0	No asbestos detected
	1	Bonded asbestos in good condition
	2	Friable asbestos in good condition or cement in poor condition
	3	Friable asbestos in poor condition
Extent of Damage	0	No visible damage
	1	Minor scratches or mark, broken edges
	2	Significant breakage, many small areas of damage to friable material
	3	High damage, visible debris
Surface Treatment	0	Bonded Asbestos including encapsulated asbestos cement
	1	Enclosed laggings, sprays and boards or bare cement
	2	Bare board or encapsulated lagging/spray or cement debris
	3	Unsealed lagging/spray

Location Assessment

Variables	Scores	Examples of Score Descriptions
Occupant Activity	0	Rare disturbance, e.g. little used store room
	1	Low disturbance, e.g. Office type activity
	2	Periodic disturbance, e.g. industrial or vehicular activity which may contact ACMs
	3	High levels of disturbance e.g. fire door with AIB sheet in constant use
Likelihood of Disturbance	0	Usually inaccessible or unlikely to be disturbed
	1	Minimal likelihood for disturbance
	2	Likely disturbance
	3	Frequent disturbance
Human Exposure Potential	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Maintenance Activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low Disturbance (e.g. changing light bulbs in AIB ceiling).
	2	Medium disturbance (e.g. lifting one or two ceiling tiles to access a valve)
	3	High level of disturbance (e.g. moving a number of AIB ceiling tiles to replace a valve or for re-cabling)

Risk Score

The asbestos-containing material risk score is a quantitative assessment determined by the sum of the scores based on the Materials and Location Assessments; i.e. Risk score = Material Score + Location Score (out of as possible 24).

Should no asbestos be detected then the register will indicate a risk score of 0.

Variable	Scores	Examples of Score Descriptions
Risk Score	0 - 6	Very Low Risk - Action Score A4
	7 - 12	Low Risk – Action Score A3
	13 - 18	Medium Risk – Action Score A2
	19 - 24	High Risk – Action Score A1

OTHER HAZARDOUS MATERIALS REGISTER SECTION

Coffey adopt the following material and location assessment algorithms in order to assess the risks associated with individual **hazardous materials other than asbestos** located;

Friable

Variable	Score	Description
Friable	Y	Unsealed SMF
	N	Sealed SMF
	NA	Applicable to ODS, PCB, Lead in paint

Material Assessment

Variable	Score	Examples of Score Descriptions
Extent of Damage	G	Good condition
	Av	Average condition
	P	Poor condition
Surface Treatment	Y	Sealed
	P	Part sealed
	N	Not sealed

Location Assessment

Variable	Score	Examples of Score Descriptions
Occupant Activity	H	High traffic area
	M	Medium traffic area
	L	Low traffic area

Risk Score

The hazardous materials other than asbestos risk score is a qualitative assessment determined by the combination of Material and Location Assessments. Depending on the material one or all of these criteria may be used in assessing the recommended Action.

Variable	Score	Examples of Score Descriptions
Risk Score	L	Low exposure risk
	M	Medium exposure risk
	H	High exposure risk

5.1. Actions for Asbestos Materials

Following the assessment for asbestos-containing materials an action score is assigned. For asbestos-containing materials this will be assigned according to the risk score associated with the material.

Action Ratings

A1	Action 1	Restrict access and remove
		<p>As a guide, the material conforms to one, or more, of the following:</p> <ul style="list-style-type: none"> Friable or poorly bonded to substrate, located in accessible areas Severely water damaged, or unstable Further damage or deterioration likely Friable asbestos material located in air conditioning ducting Asbestos debris and stored asbestos in reasonably accessible areas Post removal of A1 item, update Asbestos Materials Register and Asbestos Management Plan
A2	Action 2	Enclose, encapsulate or seal and Label – Re-inspect according to Asbestos Management Plan
		<p>As a guide, the material conforms to one, or more, of the following:</p> <ul style="list-style-type: none"> Damaged material In reasonably accessible area Friable material or poorly bonded to substrate, with bonding achievable Possibility of disturbance through contact Possibility of deterioration caused by weathering Post encapsulation of A2 item, update Asbestos Materials Register and Asbestos Management Plan
A3	Action 3	Remove during refurbishment or maintenance and Label – Re-inspect according to Asbestos Management Plan
		<p>As a guide, the material conforms to one, or more, of the following:</p> <ul style="list-style-type: none"> Asbestos debris or stored material in rarely accessed areas Further disturbance or damage unlikely other than during maintenance or service Readily visible for further assessment Asbestos CAF Gaskets Asbestos friction materials and brake linings
A4	Action 4	No remedial action, Label – Re-inspect according to Asbestos Management Plan
		<p>As a guide, the material conforms to one, or more, of the following:</p> <ul style="list-style-type: none"> Firmly bonded to substrate and readily visible for inspection Inaccessible and fully contained Stable and damage unlikely

Acronyms

ACM	Asbestos-containing material
NOHSC	National Occupational Health and Safety Commission
AMP	Asbestos Management Plan
V.O.	Visual Observation
NATA	National Association of Testing Authorities, Australia
PLM	Polarised Light Microscopy
SEM	Scanning Electron Microscopy
EDAX	Energy Dispersive X-ray Analysis
CH	Chrysotile Asbestos
CR	Crocidolite Asbestos
AM	Amosite Asbestos
NAD	No Asbestos Detected

Definitions

Accredited Laboratory – means a testing laboratory accredited by NATA (National Association of Testing Authorities, Australia).

Air Monitoring – means atmospheric sampling for airborne contaminants including asbestos and SMF fibres or lead dust to assist in assessing human exposure and the effectiveness of control measures. This includes exposure monitoring, clearance monitoring (asbestos) and control monitoring.

Appropriately Qualified Person – means the person possesses the qualifications and experience necessary to find hazardous materials in a building.

Approved Respirator - A respirator which complies with AS/NZS 1716 - Respiratory Protective Devices.

Approved Cleaner - Vacuum cleaning equipment that passes all extracted air through a High Efficiency Particulates Air (HEPA) filter before the air is discharged into the atmosphere and conforms to the relevant requirements of the AS 3544 - Industrial Vacuum Cleaners for Particulates.

Asbestos – fibrous form of those mineral silicates that belong to the serpentine or amphibole groups of rock-forming minerals, including actinolite, amosite (brown asbestos), anthophyllite, chrysotile (white asbestos), crocidolite (blue asbestos) and tremolite.

Asbestos-containing Material (ACM) – means any material, object, product or debris containing asbestos.

Asbestos Removalist – means a person whose business or undertaking includes asbestos removal work or a self-employed person whose work includes asbestos removal work.

Asbestos Removal Control Plan – A site specific document to be prepared by the removal contractor based on the information in the National Code of Practice How to Safely Remove Asbestos (Safe Work Australia 2016).

Asbestos Work - means work undertaken in connection with a construction work process in which exposure to asbestos may occur and includes any work process involving the use, application, removal, mixing or other handling of asbestos or asbestos-containing material.

Asbestos Removal Work – means work undertaken to remove friable or bonded asbestos-containing material.

Asbestos Work Area – means the immediate area in which work on ACM is taking place. The boundaries off the work area must be determined by a risk assessment.

Bonded asbestos material - means any material (other than friable asbestos material) that contains asbestos.

Bonded asbestos removal work - means work in which bonded asbestos material is removed, repaired or disturbed.

Clearance Inspection – means a mandatory visual inspection carried out by a competent person to verify that an asbestos work area has been rendered free of visible asbestos contamination and is safe to be returned to normal use after work involving the disturbance of ACM has taken place. A clearance inspection must include a visual inspection, and may also include clearance air monitoring and/or settled dust sampling.

Clearance Monitoring – means air monitoring using static or positional samples to measure the level of airborne asbestos fibres in an area following work on ACM. An area is cleared when the level of airborne asbestos fibres is measured as being below the clearance standard of 0.01 fibres/ml.

Construction Work - include all work performed in or in connection with the installation, erection, repair, cleaning, painting, renewal, renovation, dismantling, maintenance, ornamentation or demolition of buildings, ships, structures, pipes, plant, machinery, parts, artefacts, appliances, or tools or parts thereof.

Control Actions - In the process of implementing hazardous building materials management, it is fundamental that any identified situations have control actions determined to prevent personnel from being placed at risk.

Control Monitoring – means air monitoring using static or positional to measure the level of airborne asbestos fibres in an area during work on ACM or airborne lead dust in an area of lead paint removal. Control monitoring is designed to assist in assessing the effectiveness of control measures. Its results are not representative of actual occupational exposures and should not be used for that purpose.

Exposure Standard (TWA) - represent the National Occupational Health and Safety Commission (NOHSC) maximum exposure level by inhalation of airborne concentration of atmospheric lead over an eight-hour day, for a five-day working week, over an entire working life and expressed as 8-hour TWA (Time weighed average). The TWA do not represent 'no-effect' levels which guarantee protection to every worker.

Friable Asbestos-containing Material – means asbestos-containing material that, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.

Hazard – means any matter, thing, process, or practice that may cause death, injury, illness or disease.

HEPA - High Efficiency Particulate Air. A filtering system capable of trapping and retaining at least 99.97 percent of all monodispersed particles of 0.3 micron in diameter or larger.

Membrane Filter Method - is the technique outlined in the NOHSC Guidance Note on the Membrane Filter Method for Estimating Method Airborne Asbestos Fibres 2nd Edition [NOHSC:3003 (2005)].

National Association of Testing Authorities, Australia (NATA) – the organisation that approves the method of sampling for airborne asbestos fibres, bulk sample analysis of asbestos-containing materials and hazardous materials inspections.

NOHSC - National Occupational Health and Safety Commission.

PPE/RPE - Personal / Respiratory Protective Equipment.

PM – Project Manager of the asbestos removal job. If a Principal Contractor has been appointed the Project Manager of the Principal Contractor, if no PM appointed then the owner is the Project Manager.

Person in charge of area - The person in charge of the building or area affected by the asbestos removal.

Restricted Area - A location requiring an Access/Work Permit because unprotected activity to undertake the intended purpose may expose a person to hazardous respirable (airborne) asbestos fibre. For example: Drilling a switch board containing asbestos; entry to a ceiling space containing asbestos or lead dust; entry to a riser shaft containing asbestos; access onto a fragile asbestos cement roof; a cupboard containing asbestos pipe lagging.

Risk – means the likelihood of a hazard causing harm to a person.

Safe Work Australia - An independent statutory agency responsible to improve occupational health and safety and workers' compensation arrangements across Australia.

6. Bibliography

Association of Fluorocarbon Consumers and Manufacturers, the Australian Refrigeration and Air Conditioning Code of Good Practice - 1992

Australia and New Zealand Environment and Conservation Council (ANZECC), Polychlorinated Biphenyls Management Plan - 1999

Australia and New Zealand Environment and Conservation Council (ANZECC), Identification of PCB – Containing Capacitors - 1997

Australian Commonwealth Government Ozone Protection Act - 1989

Australian Standard 4361.2, Guide to Hazardous Paint Management - 2017 Part 2: Residential, public and commercial buildings.

Department of Occupational Health, Safety and Welfare, Safe Handling of PCB in Fluorescent Light Capacitors - 1993

Department of Industrial Resources (DoIR) Guidance for Upstream Petroleum on the National Ban on Asbestos of 31 December 2003.

National Occupational Health and Safety Commission (NOHSC), Approved Criteria for Classifying Hazardous Substances, 1008 - 2002

National Occupational Health and Safety Commission (NOHSC), Control of Inorganic Lead at Work: National Standard, 1012 - 1994

National Occupational Health and Safety Commission (NOHSC), List of Designated Hazardous Substances, 10005 - 1999

National Institute for Occupational Safety and Health [NIOSH (U.S.A.)], Manual of Analytical Methods, Elements by ICP, Method 7300, 4th Edition, Issue 2 - 1994

National Occupational Health and Safety Commission (NOHSC), National Code of Practice for the Control and Safe Use of Inorganic Lead at Work, 2015 - 1994

National Occupational Health and Safety Commission (NOHSC), National Standard and National Code of Practice for Synthetic Mineral Fibre - May 1990

The National Model regulations for the Control of Workplace Hazardous Substances; [NOHSC: 1005 (1994)]

Department of Industrial Resources (DoIR) Guidance for Upstream Petroleum on the National Ban on Asbestos of 31 December 2003.

National Occupational Health and Safety Commission (NOHSC), Approved Criteria for Classifying Hazardous Substances, 1008 - 2002

Code of Practice: *How to Manage and Control Asbestos in the Workplace*, (2019)

Code of Practice: *How to Safely Remove Asbestos*, (2019)

Work Health and Safety Act 2011 and Regulations 2017 (NSW)

Occupational Health and Safety Act 2004 and Regulations 2017 (VIC),

Occupational Health and Safety Act 1984 and Regulations 1996 (WA)

The National Occupational Health & Safety Commission -NOHSC 1003-2005: Australian Exposure Standards for Atmospheric Contaminants in the Workplace.

Amendment to the Customs (Prohibited Imports) Regulations 1956 - Regulation 4C – Importation of Asbestos – Australian Customs Notice No. 2009/30. – August 2009.

AS 1319-1994 Safety signs for the occupational environment.

Code of Practice: *Demolition Work 2019*.

**Appendix A - Asbestos and Hazardous Materials
Register**

Appendix B: - Asbestos and Hazardous Materials Register

Client: Bloompark C/- Monte Sant Angelo Mercy College

Site Name: Monte Sant Angelo Mercy College

Site Address: 128 Miller Street, North Sydney, NSW 2060

Job No: 754-SYDEN271504

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Recommendations & Comments	Quantity	Reinspect Date	Photo No.
Exterior	Carpark, plant room doors	Infill panels	Fibre cement sheeting	Asbestos	A10280	No Asbestos Detected	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
Interior	Pump room, booster pumps	Gasket	Rubbery gasket material	Asbestos	Visual Observation	None Suspected	-	-	-	-	-	-	-	-	-	-	-	Suspected negative due to age and appearance.	-	-	2
Exterior	Carpark	Air conditioning ductwork	Insulation material - internal	SMF	Visual Observation	Suspected SMF	-	-	-	Good	Sealed	Low	-	-	-	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	100 m ²	-	-
Exterior	AC Plant room	Pipe work	Insulation material - external	SMF	Visual Observation	Suspected SMF	-	-	-	Good	Sealed	Low	-	-	-	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	1 m	-	3
Interior	Pump room, booster pump	Pipe work	Woven material	SMF	Visual Observation	Suspected SMF	-	-	-	Good	Sealed	Low	-	-	-	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	15 m	-	4
Interior	Plant room	Air conditioning ductwork	Insulation material - internal	SMF	Visual Observation	Suspected SMF	-	-	-	Good	Sealed	Low	-	-	-	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	60 m ²	-	5
Interior	Plant room	Pipe work	Insulation material - external	SMF	Visual Observation	Suspected SMF	-	-	-	Good	Sealed	Low	-	-	-	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	60 m	-	6
Interior	Store room	Air conditioning ductwork	Insulation material - external	SMF	Visual Observation	Suspected SMF	-	-	-	Good	Sealed	Low	-	-	-	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	15 m ²	-	7

Appendix B - Photographs



Photo 1 Exterior: carpark, plant room doors, infill panels – non-asbestos containing fibre cement sheeting.

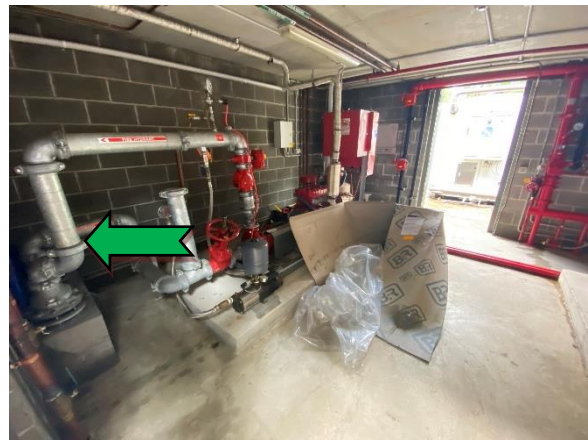


Photo 2 Exterior: pump room, booster pumps, gaskets – suspected non-asbestos containing rubbery gaskets.



Photo 3 Exterior: AC plant room, pipe work – suspected SMF containing external insulation material.



Photo 4 Interior: pump room, booster pump, pipe work – suspected SMF containing woven material.

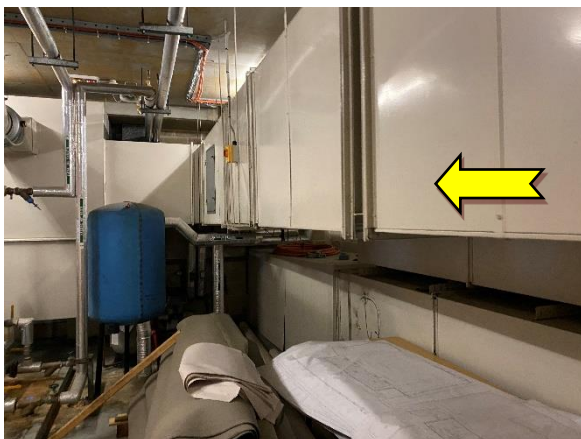


Photo 5 Interior: plant room, air conditioning ductwork – suspected SMF containing internal insulation material.



Photo 6 Interior: plant room, pipe work – suspected SMF containing external insulation material.



Photo 7 Interior: store room, air conditioning ductwork – suspected SMF containing external insulation material.

Appendix C - Laboratory Analysis Certificate

Bulk Identification Report

Job No: 754-SYDEN271504 Monte San Tangelo Mercy College 14022020
Client: Monte San Tangelo Mercy College
Client Address: Suite 2.04/41 McLaren St,
 North Sydney



Contact: Magdalena Neilson
E-mail: mneilson@bloompark.com.au
Date Sampled: 13/02/2020
Date Printed: 14/02/2020
Sampled By: Phoebe Quessy
Site: Monte San Tangelo Mercy College

Accredited for compliance with ISO/IEC 17025 - Testing
 Accreditation No:2220
 Corporate Site No:16909

Please note: In accepting the results, you (the client) agree that Coffey Services Australia Pty Ltd does not accept any responsibility for the sample submitted in relation to its source and is not liable for any works undertaken at site based on the analytical data provided. Only the samples submitted for analysis have been considered in presenting these results. Should any other material suspected to contain asbestos be found at the site, then works should cease and a suitably trained asbestos hygienist should be engaged to sample or assess the material.

Asbestos in Bulk Samples and Non-homogenous Material

Test Method: Coffey analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Coffey SOP WILAB1, and Australian Standard (AS) 4964 – 2004, Method for the qualitative identification of asbestos in bulk samples (AS 4964). The detection limit for the test method as per AS 4964 is 0.1 g/kg. For non-homogenous samples a semi quantitative aspect is adopted for the test method and is taken into account when reporting the results. As per Coffey's NATA approved SOP WILAB1 sample retention periods are set at 1 month (no asbestos detected) and 3 months (asbestos detected).

Total Samples: 1

Matthew Tang
 Approved Identifier

Patricy Cortes
 Approved Signatory

Sample No.	Location & Description	Sample Size	Results
A10280	Carpark, air conditioning plant room, doors, fibre cement sheet panels - Beige fibre cement sheet material	~ 10 x 7 x 4 mm	No asbestos fibres detected Organic fibres detected

This Document may not be reproduced except in full.

Appendix D - Asbestos Legislative Requirements

LEGISLATIVE REQUIREMENTS — ASBESTOS

This document has been produced for information only and is under regular review due to frequent changes in legislation and guidance. It contains information relating to the column headings only and not, for instance, in relation to asbestos removal. It is the duty of employers, premise owners and controllers of premises etc. to ensure they are familiar with the latest applicable state legislation and guidance.

Introduction:

New (Harmonised) work health and safety laws commenced in the Commonwealth, New South Wales, Queensland, the Australian Capital Territory and the Northern Territory on 1 January 2012 and in Tasmania and South Australia on 1 January 2013.

For links to these legislation and the most current information on the progress of legislative change for the other states, please access Safe Work Australia at:

<http://www.safeworkaustralia.gov.au/Legislation/Pages/ModelWHSLegislation.aspx>

Transitional Arrangements

Safe Work Australia has developed transitional principles that set out how arrangements under existing work health and safety legislation are intended to transition to the new harmonised system. There are transitional principles statements for both the WHS Act and Regulations. These are available from the Safe Work Australia site:

<http://www.safeworkaustralia.gov.au/Legislation/transitional-arrangements/Pages/transitional-arrangements.aspx>

Further, each state and territory work health and safety authority has also developed resources to assist their jurisdiction with the transition. If you have any questions regarding transitional arrangements in your jurisdiction please [contact your regulator](#).

Further Useful Resources

Safe Work Australia publishes a range of guidance material to provide information on the model work health and safety laws and to assist compliance. This information can be accessed from:

<http://www.safeworkaustralia.gov.au/Legislation/guidance-material/Pages/guidance-material.aspx>

For More Information Contact:

Coffey Services Australia – Work Health and Safety Section:

Phone: 02 9400 1000 Web: www.coffey.com

LEGISLATIVE REQUIREMENTS — ASBESTOS

This document has been produced for information only and is under regular review due to frequent changes in legislation and guidance. It contains information relating to the column headings only and not, for instance, in relation to asbestos removal. It is the duty of employers, premise owners and controllers of premises etc. to ensure they are familiar with the latest applicable state legislation and guidance.

STATE Primary Asbestos Legislation	Asbestos Survey Requirements	Asbestos Resurvey Requirements	Reporting Requirements	Management and Labelling/Signage Requirements	Other Requirements
<p>NEW SOUTH WALES <i>Work Health and Safety Act 2011 (Cth, NSW, QLD, TAS, SA)</i> <i>Work Health and Safety Regulations 2017 (NSW)</i> <i>Supported by:</i> <i>Code of Practice - How to Manage and Control Asbestos in the Workplace (2019)</i> <i>Code of Practice - How to Safely Remove Asbestos (2019)</i></p>	<p>A person conducting a business or undertaking (PCBU) must, for work place buildings/ structures that are constructed prior to December 31, 2003;</p> <ul style="list-style-type: none"> • survey to identify and locate any Asbestos-containing Materials (ACM); and, • Compile and keep at the workplace a site specific Asbestos Register. <p>If ACM is identified at the work place, an Asbestos Management Plan (AMP) is to be compiled for the management of the identified ACM.</p> <p>The Asbestos Register and the Asbestos Management Plan must be made available at the work place for workers, people intending to conduct business at the work place and to Health and Safety representatives.</p>	<p>Re-inspections of identified ACM are determined on a case-by-case basis depending on the risk situation and should be informed by and conducted in accordance with the site specific Asbestos Management Plan.</p>	<p>The site specific Asbestos Register needs to include the date, type, location, condition and ACM identified during the survey.</p> <p>The Asbestos Register must be maintained and also updated if:</p> <ul style="list-style-type: none"> • the AMP is under review, • further ACM is identified and/or, • ACM is removed, disturbed or encapsulated. <p>The site specific AMP must include management actions and justifications, incident and emergency response plans and record details of works carried out that involves ACM at the work place.</p> <p>The AMP must be maintained and updated:</p> <ul style="list-style-type: none"> • when the Asbestos Register is under review, • if asbestos is removed, disturbed or encapsulated, • if the AMP is no longer adequate for managing the ACM, • if a Health and Safety Officer requests a review and/or at least • Once every 5 years. 	<p>Generally, health monitoring is not required excepting for workers involved in asbestos removal works.</p> <p>Training is required for persons involved in asbestos removal work or carrying out asbestos related works.</p> <p>All identified ACM in a workplace has to be labelled to indicate clearly asbestos presence and location of the asbestos item.</p> <p>Before refurbishment or demolition:</p> <ul style="list-style-type: none"> • ensure Asbestos Register is current • undertake necessary inspections <p>A licenced asbestos removalist is required unless:</p> <ul style="list-style-type: none"> • ACM < 10m² and non-friable and then by a competent person 	<p>WHS Regulation 419 requires A person conducting a business or undertaking (PCBU) must not carry out, or direct or allow a worker to carry out, work involving asbestos; excepting as is applicable:</p> <ul style="list-style-type: none"> • managing risk; • sampling, identification and analysis; • maintenance • removal/disposal • other exemptions per s.419 (3)