

GREENCAP

Hazardous Materials Risk Assessment
Joss Group
Berrima Correctional Centre
Argyle Street, Berrima NSW 2577



Site Reference: BCC001

Our Reference: C106543 : J145125

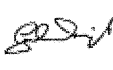
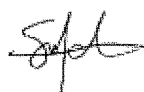
Date: June 2016

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Table Of Contents

Introduction	3
Scope of Works	3
Site Asbestos Risk Profile	3
Summary of Identified Items	4
Recommendations	5
Hazardous Materials Register	6
Areas Not Accessed	46
Photographs	51
Methodology	64
Risk Assessment Factors	65
Priority Rating System	66
Asbestos Management Requirements	67
Hazardous Material Management Requirements	68
Statement Of Limitations	70

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02/06/2016	15/06/2016	21/06/2016
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Limitations - Overview

Please note there are limitations associated with this report due to a range of factors, including, but not limited to the scope of works, survey methodology and inaccessible areas. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

This report is not adequate for the purposes of refurbishment or demolition works. This report must be reviewed prior to the commencement of such works and a more intrusive risk assessment undertaken to identify asbestos-containing materials which may be disturbed during building demolition or refurbishment works.

Refer to the Statement of Limitations for further details.

Refer to the Areas Not Accessed for further details.

Introduction

This report presents the findings of a Hazardous Materials Risk Assessment conducted for Joss Group of the site located at Argyle Street Berrima NSW 2577. The risk assessment was performed by Andrew Brabek on 02/06/2016.

This report was performed in accordance with:

How to Manage and Control Asbestos in the Workplace: Code of Practice (Safe Work Australia, 2011)
NSW Work Health & Safety Regulation 2011.

Scope Of Works

The scope of works for this project was as follows:

- Inspect representative and accessible areas of the site to re-assess previously identified hazardous materials
- Identify the likelihood of hazardous materials in inaccessible areas
- Assess the current condition of hazardous materials at the site
- Assess the risks posed by the materials
- Compile an up-dated hazardous materials register for the site
- Recommend control measures and actions necessary to manage any hazardous material related risks
- Collect samples of suspected asbestos-containing materials
- Undertake representative lead paint identification using LeadCheck swabs
- Collection of representative dust samples for analysis of lead concentration

Refer to Methodology for full details.

Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item-specific findings are presented in the Hazardous Materials Register.

Building / Level	Number of Items by Risk Rating		
	High	Medium	Low
001 Gatehouse - All Levels	0	0	0
001 Gatehouse - Ground Level	0	0	0
001 Gatehouse - Level One	0	0	0
001 Gatehouse - Level Two	0	0	1
002 Sterile Zone, Outer Wall - Ground Level	0	0	0
003 MDI/DEP GOV/BOX VISITS - All Levels	0	0	0
003 MDI/DEP GOV/BOX VISITS - Ground Level	0	0	2
003 MDI/DEP GOV/BOX VISITS - Level One	0	0	1
004 Visitors Facility - Ground Level	0	0	0
005 Clinic - Ground Level	0	0	0
006 Block A Cells 52 - 60 - Ground Level	0	0	0
007 Area Case Manager - Ground Level	0	0	2
008 Block B Cells 37 - 43 - Ground Level	0	0	0
009 Compound Office - Ground Level	0	0	1
009 Compound Office - Level One	0	0	0
009 Compound Office - Level Two	0	0	0
010 Block C Cells 44 to 51 - Ground Level	0	0	0
011 Block D Cells 18 to 34 - Ground Level	0	0	0
012 Block E Cells 1 to 17 - Ground Level	0	0	2
013 Kitchen/Dining/Activities - Ground Level	0	0	6
015 Large Compound Tennis Court - Ground Level	0	0	0
016 Industries Building - Ground Level	0	0	1
017 Officers Amenities Building - Ground Level	0	0	9
018 Oberon House - Ground Level	0	0	1
018 Oberon House - Level One	0	0	1
019 Dangerous Goods Store - Ground Level	0	0	0
020 Miscellaneous Farm Building - Ground Level	0	0	0
022 Farm Garage - Ground Level	0	0	0
023 External Store - Ground Level	0	0	0
025 Farm Shed - Ground Level	0	0	0
031 Diesel Generator Room - Ground Level	0	0	1
032 Store - Ground Level	0	0	0

Site Asbestos Risk Profile

Building / Level	Number of Items by Risk Rating		
	Friable	Medium	Low
033 Maintenance/Teach/Welfare/P&P etc - Ground Level	0	0	1
034 Tennis Court Officers - Ground Level	0	0	0
035 Miscellaneous - Ground Level	0	0	0
036 Recept/Roster/Segro - Ground Level	0	0	1
038 Admin/Governor - Ground Level	0	0	5
700 Inner Grounds - Ground Level	0	0	0
800 Outer Grounds - Ground Level	0	0	1
Totals	0	0	36

Summary of Identified Items

The following table provides a general overview of the types of hazardous materials identified on site; specific findings are presented in the Hazardous Materials Register.

Building / Level	Asbestos		Hazardous Materials				
	Friable	Non Friable	SMF	PCBs	Lead Paint	Lead Dust	ODSs
001 Gatehouse - All Levels					YES		
001 Gatehouse - Ground Level			YES				
001 Gatehouse - Level One				YES			
001 Gatehouse - Level Two		YES					
002 Sterile Zone, Outer Wall - Ground Level			YES				YES
003 MDI/DEP GOV/BOX VISITS - All Levels							
003 MDI/DEP GOV/BOX VISITS - Ground Level		YES		YES			YES
003 MDI/DEP GOV/BOX VISITS - Level One		YES					
004 Visitors Facility - Ground Level			YES				
005 Clinic - Ground Level							YES
006 Block A Cells 52 - 60 - Ground Level							
007 Area Case Manager - Ground Level		YES	YES		YES		YES
008 Block B Cells 37 - 43 - Ground Level			YES				
009 Compound Office - Ground Level		YES					
009 Compound Office - Level One							
009 Compound Office - Level Two							
010 Block C Cells 44 to 51 - Ground Level							
011 Block D Cells 18 to 34 - Ground Level			YES				
012 Block E Cells 1 to 17 - Ground Level		YES	YES				
013 Kitchen/Dining/Activities - Ground Level		YES	YES				
015 Large Compound Tennis Court - Ground Level							
016 Industries Building - Ground Level		YES	YES				YES
017 Officers Amenities Building - Ground Level	YES	YES	YES		YES	YES	
018 Oberon House - Ground Level		YES			YES		
018 Oberon House - Level One		YES	YES		YES		
019 Dangerous Goods Store - Ground Level					YES	YES	
020 Miscellaneous Farm Building - Ground Level							
022 Farm Garage - Ground Level							
023 External Store - Ground Level							
025 Farm Shed - Ground Level				YES			
031 Diesel Generator Room - Ground Level	YES		YES				
032 Store - Ground Level					YES		
033 Maintenance/Teach/Welfare/P&P etc - Ground Level		YES	YES				
034 Tennis Court Officers - Ground Level							
035 Miscellaneous - Ground Level							
036 Recept/Roster/Segro - Ground Level		YES	YES				YES
038 Admin/Governor - Ground Level		YES	YES		YES	YES	
700 Inner Grounds - Ground Level							
800 Outer Grounds - Ground Level		YES					

Recommendations

- Schedule periodic re-assessments of the asbestos-containing materials remaining in-situ to monitor their condition in accordance with the Code of Practice.
- Develop a Hazardous Materials Management Plan (HMMP) to manage the risks associated with remaining in-situ hazardous materials located at the site and ensure compliance with relevant Legislation, Codes of Practice and Australian Standards.
- Provide Asbestos Awareness training to staff and site personnel in accordance with the requirements of the Code of Practice.
- Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of the Code of Practice.
- Ensure all asbestos-containing materials remaining in-situ are labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of the Code of Practice.
- Engage an appropriately licensed asbestos removal contractor to undertake remedial/removal works of all P2 items under controlled conditions as soon as practical (within 3 months).
- Engage an independent asbestos consultant to undertake asbestos fibre air monitoring during and after the remedial/removal works and to provide clearance certification once works have been satisfactorily completed.
- Prior to demolition/refurbishment works undertake a destructive hazardous materials survey of the premises as per the requirements of AS 2601: 2001 The Demolition of Structures, Part 1.6.1 and Demolition Work Code of Practice (Safe Work Australia, July 2015).
- Areas highlighted in the Areas Not Accessed section as areas of 'no access' should be presumed to contain hazardous materials. Appropriate management planning should be implemented in order to control access to and maintenance activities in these areas, until such a time as they can be inspected and the presence or absence of hazardous materials can be confirmed.
- Should any personnel come across any suspected asbestos or hazardous materials, work should cease immediately in the affected areas until further sampling and investigation is performed.
- Confirm that the contractor conducting works involving refrigerants holds a refrigerant trading authorisation with the Australian Refrigeration Council (ARC) and a refrigerant handling licence under the Ozone and Synthetic Gas Management Regulations 1995.
- Ensure that the air-conditioning contractor engaged to conduct maintenance and repair work involving refrigerants conducts the appropriate recovery and recycling of refrigerants.
Ozone depleting refrigerants should be decanted by a suitably licensed contractor in accordance with the Australia & New Zealand Refrigerant Handling Code of Practice 2007, Part 1. Self-Contained Low Charged Systems prior to the de-commissioning of the equipment.
- Ensure that future purchases of air-conditioning plant include refrigerants with non-ozone depleting potential.
- All identified lead-based paint systems should be maintained in good condition. Any works on lead-based paint systems likely to create dust, fumes or mist should be undertaken in accordance with AS 4361.2-1998 Guide to Lead Paint Management Part 2: Residential and Commercial Buildings.
- Engage an appropriately experienced contractor to undertake remedial/ removal works of all lead paint systems in poor condition as soon as possible. Works should be conducted in accordance with the methods outlined in AS 4361.2-1998 Guide to Lead Paint Management Part 2: Residential and Commercial Buildings. In the interim, access should be restricted until remedial works take place.
- Capacitors and electrical components identified as containing Polychlorinated Biphenyls (PCBs) should be de-energised by a licensed electrician and removed under controlled conditions and disposed of in accordance with environmental protection guidelines prior to refurbishment or demolition works.
- Synthetic Mineral Fibre (SMF) materials should be removed under controlled conditions prior to demolition /refurbishment works, in accordance with the requirements of the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].
- All dust, dirt and sediment material with lead levels above the adopted standard (i.e. above 300mg/kg) should be removed under controlled conditions.
- Greencap can assist with the implementation of any of the above recommendations.

Control Priority: The following priority rating system is adopted to assist in the programming and budgeting for control of asbestos risk identified in the assessment:

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details					Audit Details								
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	001 Gatehouse		Number of Levels:	3	Survey Date:	02-06-2016							
Property ID:	BCC001			Est. Building Size:	150 m²		Est. Building Age:	1835	Inspected By:	Andrew Brabek							
Client Name:	Joss Group			Roof Type:	Metal		Construction Type:	Sandstone Block	Company:	Greencap							
Location - Item Description				Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Fraility	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
001 Gatehouse - Exterior - All Levels																	
All rooms - Throughout Window Beading - Putty				Asbestos	Previously Sampled NAA 74021-001-01	Previously Sampled Negative											
All rooms - Throughout Window Frame - Upper & Lower Paint System/s - White				Lead (Paint)	Previously Sampled Envirolab 74021-001-LP01	Previously Sampled Positive	J145125-BCC 001-Photo007	50 m²	Fair							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
001 Gatehouse - Interior - All Levels																	
All rooms - Throughout Timber Work - Lower Paint System/s - White				Lead (Paint)	Previously Sampled Envirolab 74021-001-LP02	Previously Sampled Positive	J145125-BCC 001-Photo002	100 m²	Fair							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
All rooms - Throughout Wall - Upper & Lower Paint System/s - Peach				Lead (Paint)	Previously Sampled Envirolab 74021-001-LP03	Previously Sampled Negative											
All rooms - Throughout Window Frame - Upper & Lower Paint System/s - White				Lead (Paint)	Previously Sampled Envirolab 74021-001-LP01	Previously Sampled Positive	J145125-BCC 001-Photo003	50 m²	Fair							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
001 Gatehouse - Exterior - Ground Level																	
Exterior - South Side A/C Unit - Non-ODS Gas - Mitsubishi - R410A				ODS		Negative											
Exterior - Southwest Hot Water Heater - Insulation Material				SMF		Presumed Positive	J145125-BCC 001-Photo005	1 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Main Entry - East Door - Upper & Lower Paint System/s - Red				Lead (Paint)	J145125-BCC001 -LC-001	Negative											
001 Gatehouse - Interior - Level One																	
All rooms - Throughout Fluorescent Light Fitting - Triple Tube - Capacitor				PCB		Presumed Positive	J145125-BCC 001-Photo004	4 Unit/s	Good							Confirm status and maintain in good condition and incorporate into a HMMP. Remove under controlled conditions and dispose of in accordance with environmental protection requirements prior to demolition or refurbishment.	
001 Gatehouse - Exterior - Level Two																	

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details							
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	001 Gatehouse		Number of Levels:	3		Survey Date:	02-06-2016				
Property ID:	BCC001			Est. Building Size:	150 m²		Est. Building Age:	1835		Inspected By:	Andrew Brabek				
Client Name:	Joss Group			Roof Type:	Metal		Construction Type:	Sandstone Block		Company:	Greencap				
Location - Item Description		Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Dormer Windows - Surrounding Wall Covering - Fibre Cement Sheeting		Asbestos	Previously Sampled NAA 74021-001-01	Previously Sampled Positive	J145125-BCC 001-Photo001	8 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details									
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	002 Sterile Zone, Outer Wall			Number of Levels:	1	Survey Date:	02-06-2016						
Property ID:	BCC001			Est. Building Size:	10000 m²			Est. Building Age:	1935	Inspected By:	Andrew Brabek						
Client Name:	Joss Group			Roof Type:	N/A			Construction Type:	Sandstone Block	Company:	Greencap						
Location - Item Description				Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Frability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Recommendation	Control Priority	Record of Works Undertaken
002 Sterile Zone, Outer Wall - Exterior - Ground Level																	
South Side A/C Unit - R22 - Chlorodifluoromethane - LG	ODS			Presumed Positive	J145125-BCC 001-Photo010	1 Unit/s									Maintain in good condition and incorporate into a HMMP. Ensure air-conditioning maintenance contractors conduct appropriate recovery and recycling of refrigerants.		
Throughout Pipework Insulation - Insulation Material	SMF			Positive	J145125-BCC 001-Photo008	200 m	Fair	Bonded (SMF)							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.		
West Side A/C Unit - Non-ODS Gas - Fujitsu - R410A	ODS			Negative													
West Side Fridge - R22 - Chlorodifluoromethane	ODS			Positive	J145125-BCC 001-Photo011	4 Unit/s	Good		Good						Maintain in good condition and incorporate into a HMMP. Ensure air-conditioning maintenance contractors conduct appropriate recovery and recycling of refrigerants.		
West Side Hot Water Heater - Insulation Material	SMF			Presumed Positive	J145125-BCC 001-Photo009	1 Unit/s	Good	Bonded (SMF)							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.		

Berrima Correctional Centre

Site Details				Building Details							Audit Details		
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	003 MDI/DEP GOV/BOX VISITS	Number of Levels:	2	Survey Date:	02-06-2016						
Property ID:	BCC001	Est. Building Size:	400 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek						
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Sandstone Block	Company:	Greencap						
Location - Item Description													
Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Fraility	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
003 MDI/DEP GOV/BOX VISITS - Exterior - All Levels													
Exterior Window Frame - Upper & Lower Paint System/s - White	Previously Sampled Envirolab 74021-003-LP01	Previously Sampled Negative											
Exterior - Surrounding Window Beading - Putty	Previously Sampled NAA 74021-003-04	Previously Sampled Negative											
003 MDI/DEP GOV/BOX VISITS - Exterior - Ground Level													
Dental Surgery - Under Sink Sink Pad - Bituminous Material	Previously Sampled NAA 74021-003-06	Previously Sampled Negative											
Entrance to Staff Room - Floor under carpet & linoleum Floor - Fibre Cement Sheeting	Previously Sampled NAA 74021-003-02	Previously Sampled Positive	J145125-BCC 001-Photo022	2 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Interview Room - Throughout Wall Covering - Fibre Cement Sheeting	Previously Sampled NAA 74021-003-05	Previously Sampled Negative											
Main Switchroom - Throughout Electrical Distribution Board - Compressed Bituminous Electrical Panel	Not Sampled Live Electrical Hazard	Presumed Positive	J145125-BCC 001-Photo019	2 Unit/s	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Confirm status, label, maintain in current condition and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
South Side A/C Unit - R22 - Chlorodifluoromethane - Mitsubishi, Alcair & Teco	ODS	Positive	J145125-BCC 001-Photo015	4 Unit/s	Good							Maintain in good condition and incorporate into a HMMP. Ensure air-conditioning maintenance contractors conduct appropriate recovery and recycling of refrigerants.	
Toilet - Throughout Wall Covering - Fibre Cement Sheeting	Previously Sampled NAA 74021-003-03	Previously Sampled Negative											
003 MDI/DEP GOV/BOX VISITS - Interior - Ground Level													
Main Hallway Wall - Upper & Lower Paint System/s - White	Previously Sampled Envirolab 74021-003-LP01	Previously Sampled Negative											

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details										
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	003 MD/IDEP GOV/BOX VISITS			Number of Levels:	2		Survey Date:	02-06-2016						
Property ID:	BCC001			Est. Building Size:	400 m²			Est. Building Age:	1835		Inspected By:	Andrew Brabek						
Client Name:	Joss Group			Roof Type:	Metal			Construction Type:	Sandstone Block		Company:	Greencap						
Location - Item Description				Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken	
Main Switchroom - Throughout Fluorescent Light Fitting - Double Tube - Capacitor				PCB		Presumed Positive	J145125-BCC 001-Photo018	1 Units	Good								Confirm status and maintain in good condition and incorporate into a HMMP. Remove under controlled conditions and dispose of in accordance with environmental protection requirements prior to demolition or refurbishment.	
003 MD/IDEP GOV/BOX VISITS - Exterior - Level One																		
Kitchen - Under Sink Sink Pad - Bituminous Material				Asbestos	Previously Sampled NAA 74021-003-01	Previously Sampled Positive	J145125-BCC 001-Photo021	1 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.		

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details									
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	004 Visitors Facility			Number of Levels:	1		Survey Date:	02-06-2016					
Property ID:	BCC001			Est. Building Size:	100 m²			Est. Building Age:	1990's		Inspected By:	Andrew Brabek					
Client Name:	Joss Group			Roof Type:	Metal			Construction Type:	Timber Frame & Walls		Company:	Greencap					
Location - Item Description				Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Fraility	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
004 Visitors Facility - Exterior - Ground Level																	
East Side A/C Unit - Non-ODS Gas - Panasonic - R410A	ODS			Negative													
Exterior - East Window Infill Panels - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA	74021-004-05	Previously Sampled Negative													
Exterior - Surrounding Eaves - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA	74021-004-01	Previously Sampled Negative													
Exterior - Surrounding Window Frame - Upper & Lower Paint System/s - Green	Lead (Paint)	J145125-BCC001	-LC-002	Negative													
Exterior - Toilet Infill Panel Eaves - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA	74021-004-02	Previously Sampled Negative													
South Side A/C Unit - Non-ODS Gas - Panasonic - R410A	ODS			Negative													
004 Visitors Facility - Interior - Ground Level																	
Visitors Room - Ceiling Space Insulation - Sarking Insulation - No Access at Time of Inspection	SMF			Presumed Positive	J145125-BCC 001-Photo014	100 m²	Good		Bonded (SMF)							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Visitors Room - Throughout Ceiling - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA	74021-004-03	Previously Sampled Negative													
Visitors Room - Throughout Partition Wall - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA	74021-004-04	Previously Sampled Negative													
Visitors Room - Western Side in Wall Pipework Insulation - Insulation Material - Boxed in	SMF			Positive	J145125-BCC 001-Photo013	20 m	Good		Bonded (SMF)							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details					Audit Details								
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	005 Clinic		Number of Levels:	1		Survey Date:	02-06-2016						
Property ID:	BCC001			Est. Building Size:	100 m²		Est. Building Age:	1935		Inspected By:	Andrew Brabek						
Client Name:	Joss Group			Roof Type:	Metal		Construction Type:	Sandstone Block		Company:	Greencap						
Location - Item Description				Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Fraility	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
005 Clinic - Exterior - Ground Level																	
Exterior - Surrounding A/C Unit - R22 - Chlorodifluoromethane - Mitsubishi	ODS			Positive	J145125-BCC 001-Photo023	4 Unit/s	Good									Maintain in good condition and incorporate into a HMMP. Ensure air-conditioning maintenance contractors conduct appropriate recovery and recycling of refrigerants.	
Exterior - Surrounding Window Frame - Upper & Lower Paint System/s - White	Lead (Paint)	J145125-BCC001-LC-003	Negative														
005 Clinic - Interior - Ground Level																	
Examination Room - Throughout Wall Covering - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-005-01	Previously Sampled Negative														
N.U.M.S. Office - Throughout Wall Covering - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA Similar to 74021-005-01	Previously Sampled Negative														

Hazardous Materials Register

Berrima Correctional Centre

Site Details			Building Details			Audit Details		
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	006 Block A Cells 52 - 60	Number of Levels:	1	Survey Date:	02-06-2016	
Property ID:	BCC001	Est. Building Size:	200 m ²	Est. Building Age:	1835	Inspected By:	Andrew Brabek	
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Sandstone Block	Company:	Greencap	

No hazardous materials items observed in this site/building within the scope of the assessment and subject to the limitations outlined within this report. Reference should be made to the areas not accessed page for inaccessible areas. These areas should be assumed to contain asbestos until further investigation can be undertaken.

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details							
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	007 Area Case Manager			Number of Levels:	1		Survey Date:	02-06-2016			
Property ID:	BCC001			Est. Building Size:	100 m²			Est. Building Age:	1935		Inspected By:	Andrew Brabek			
Client Name:	Joss Group			Roof Type:	Metal			Construction Type:	Sandstone Block		Company:	Greencap			
Location - Item Description		Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
007 Area Case Manager - Exterior - Ground Level															
Exterior - East A/C Unit - R22 - Chlorodifluoromethane - Daikin	ODS			Positive	J145125-BCC 001-Photo026	1 Unit/s	Good							Maintain in good condition and incorporate into a HMMP. Ensure air-conditioning maintenance contractors conduct appropriate recovery and recycling of refrigerants.	
Exterior - East A/C Unit - Non-ODS Gas - LG & Daikin - R410A	ODS			Negative											
Exterior - Infill panels between rafters Eaves - Fibre Cement Sheeting	Asbestos	Not Sampled Height Restricted		Presumed Positive	J145125-BCC 001-Photo024	1 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Confirm status, label, maintain in current condition and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Exterior - Surrounding Window Frame - Upper & Lower Paint System/s - White	Lead (Paint)	Previously Sampled Envirolab	74021-007-LP01	Previously Sampled Positive	J145125-BCC 001-Photo025	20 m²								Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
007 Area Case Manager - Interior - Ground Level															
Hallway & Office - Floor under carpet Floor Covering - Rigid Vinyl Tiles - Beige	Asbestos	Previously Sampled NAA	74021-007-03A	Previously Sampled Positive	J145125-BCC 001-Photo027	20 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Hallway & Office - Floor under carpet Floor Covering Adhesive - Adhesive - Under beige tiles	Asbestos	Previously Sampled NAA	74021-007-03B	Previously Sampled Negative											
Main Room - Manhole cover Manhole - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA	74021-007-01	Previously Sampled Negative											
Staff Computer Room - Floor under carpet Floor Covering - Sheet Vinyl - Green	Asbestos	Previously Sampled NAA	74021-007-02	Previously Sampled Negative											
Toilet Hot Water Heater - Insulation Material	SMF			Presumed Positive	J145125-BCC 001-Photo028	1 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	

Site Details			Building Details		Audit Details		
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	008 Block B Cells 37 - 43	Number of Levels:	1	Survey Date:	02-06-2016
Property ID:	BCC001	Est. Building Size:	150 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Sandstone Block	Company:	Greencap

Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
008 Block B Cells 37 - 43 - Interior - Ground Level														
Ceiling Space - South Rooms Insulation - Insulation Batts	SMF		Positive		30 m²	Good	Bonded (SMF)						Maintain in good condition and Incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Ceiling Space - Throughout Debris - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA. Similar to 74021-009-05	Previously Sampled Positive											Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details						
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	009 Compound Office			Number of Levels:	3	Survey Date:	02-06-2016			
Property ID:	BCC001			Est. Building Size:	120 m²			Est. Building Age:	1835	Inspected By:	Andrew Brabek			
Client Name:	Joss Group			Roof Type:	Metal			Construction Type:	Sandstone Block	Company:	Greencap			
Location - Item Description														
Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken	
009 Compound Office - Exterior - Ground Level														
Exterior - Covered Corridor Ceiling - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA Similar to 74021-009-06	Previously Sampled Negative											
009 Compound Office - Interior - Ground Level														
Main Room Partition Wall - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-009-01	Previously Sampled Negative											
Main Room - North Electrical Distribution Board - Compressed Bituminous Electrical Panel	Asbestos	Not Sampled Live Electrical Hazard	Presumed Positive	J145125-BCC 001-Photo029	2 Unit/s	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Confirm status, label, maintain in current condition and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
009 Compound Office - Exterior - Level One														
Exterior - East A/C Unit - Non-ODS Gas - Panasonic - R410A	ODS		Negative											
009 Compound Office - Interior - Level One														
Main Room Floor Covering - Sheet Vinyl - Light brown	Asbestos	Previously Sampled NAA 74021-009-02	Previously Sampled Negative											
009 Compound Office - Exterior - Level Two														
Exterior - Facia Wall Cladding - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-009-06	Previously Sampled Negative											
009 Compound Office - Interior - Level Two														
Main Room Ceiling - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-009-03	Previously Sampled Negative											
Main Room Floor Covering - Sheet Vinyl	Asbestos	Previously Sampled NAA Similar to 74021-009-02	Previously Sampled Negative											
Main Room Manhole - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-009-04	Previously Sampled Negative											

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details					Audit Details					
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	009 Compound Office	Number of Levels:	3	Survey Date:	02-06-2016							
Property ID:	BCC001	Est. Building Size:	120 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek							
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Sandstone Block	Company:	Greencap							
Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Main Room - Ceiling Space Debris - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA	Previously Sampled Positive											Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.
		74021-009-05												
Main Room - Ceiling Space On Top of Ceiling - Accumulated Dust	Lead (Dust)	Previously Sampled Envirolab	Previously Sampled Negative											
		74021-009-LD01												
Main Room - Ceiling Space Window Frame - Upper & Lower Paint System/s - White	Lead (Paint)	Previously Sampled Envirolab	Previously Sampled Negative											
		74021-009-LP01												

Hazardous Materials Register

Berrima Correctional Centre

Site Details			Building Details			Audit Details		
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	010 Block C Cells 44 to 51	Number of Levels:	1	Survey Date:	02-06-2016	
Property ID:	BCC001	Est. Building Size:	100 m ²	Est. Building Age:	1835	Inspected By:	Andrew Brabek	
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Sandstone Block	Company:	Greencap	

No hazardous materials items observed in this site/building within the scope of the assessment and subject to the limitations outlined within this report. Reference should be made to the areas not accessed page for inaccessible areas. These areas should be assumed to contain asbestos until further investigation can be undertaken.

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details			
Full Address:	Property ID:	Client Name:	Roof Type:	Building Name:	Est. Building Size:	Est. Building Age:	Construction Type:	Number of Levels:	Survey Date:	Inspected By:	Company:
Argyle Street Berrima NSW 2577	BCC001	Joss Group		011 Block D Cells 18 to 34	100 m²	1835	Sandstone Block	1	02-06-2016	Andrew Brabek	Greencap
Location - Item Description											
011 Block D Cells 18 to 34 - Interior - Ground Level											
Hazard Type				Sample No				Item Status			
Southwest Room - Ceiling Space Insulation - Insulation Batts				SMF				Positive			
Extent				Condition				Friability			
20 m²				Good				Bonded (SMF)			
Risk Rating				Dist. Potential				Current Label			
Control Recommendation				Reinspect Date				Priority			
Record of Works Undertaken				Control Recommendation				Priority			
Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.				Control Recommendation				Priority			

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details							
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	012 Block E Cells 1 to 17			Number of Levels:	1	Survey Date:	02-06-2016				
Property ID:	BCC001			Est. Building Size:	100 m²			Est. Building Age:	1835	Inspected By:	Andrew Brabek				
Client Name:	Joss Group			Roof Type:	Metal			Construction Type:	Sandstone Block	Company:	Greencap				
Location - Item Description		Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
012 Block E Cells 1 to 17 - Interior - Ground Level															
Northwest Room - Ceiling Space Insulation - Insulation Batts	SMF			Positive		20 m²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Northwest Room - Throughout Ceiling - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA Similar to 74021-013-01	Previously Sampled Positive	J145125-BCC 001-Photo045	10 m²	Good	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Northwest Room - Throughout Wall Covering - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA Similar to 74021-013-01	Previously Sampled Positive	J145125-BCC 001-Photo044	20 m²	Good	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details							Audit Details				
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	013 Kitchen/Dining/Activities	Number of Levels:	1	Survey Date:	02-06-2016								
Property ID:	BCC001	Est. Building Size:	500 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek								
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Sandstone Block	Company:	Greencap								
Location - Item Description		Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Frability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
013 Kitchen/Dining/Activities - Interior - Ground Level															
All rooms - Throughout	Door - Upper & Lower Paint System/s - Brown & Yellow	Lead (Paint)	J145125-BCC001-LC-005	Negative											
All rooms - Throughout	Wall - Upper & Lower Paint System/s - Yellow	Lead (Paint)	J145125-BCC001-LC-006	Negative											
All rooms - Throughout	Wall - Upper & Lower Paint System/s - White	Lead (Paint)	J145125-BCC001-LC-004	Negative											
All rooms - Throughout	Window Frame - Upper & Lower Paint System/s - White	Lead (Paint)	Previously Sampled Envirolab 74021-013-LP01	Previously Sampled Negative											
Bathroom - Throughout	Cubicle Partitions - Compressed Cement Sheeting	Asbestos	Previously Sampled NAA 74021-013-08	Previously Sampled Negative											
Ceiling Space - Throughout	Cable Conduit - Moulded Fibre Cement	Asbestos	Previously Sampled NAA 74021-013-21	Previously Sampled Positive		10 m	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Ceiling Space - Throughout	Ceiling - Compressed Cement Sheeting - Above lower ceiling	Asbestos	Previously Sampled NAA 74021-013-19	Previously Sampled Positive		500 m²	Fair	Non Friable	Low	Low	Not Labelled	02-06-2017	P3	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	Item Removed: 02-06-2016.
Ceiling Space - Throughout	Debris - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-013-19	Previously Sampled Positive											
Ceiling Space - Throughout	Ductwork Insulation - Insulation Material	SMF		Positive		200 m	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Ceiling Space - Throughout	Insulation Batts	SMF		Positive	J145125-BCC 001-Photo035	700 m²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Ceiling Space - Throughout	On Top of Ceiling - Accumulated Dust	Lead (Dust)	Previously Sampled Envirolab 74021-013-LD01	Previously Sampled Positive										Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided. I	

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details						
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	013 Kitchen/Dining/Activities	Number of Levels:	1	Survey Date:	02-06-2016	Control Recommendation	Control Priority	Record of Works Undertaken				
Property ID:	BC0001	Est. Building Size:	500 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek							
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Sandstone Block	Company:	Greencap							
Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Ceiling Space - Throughout Pipework Insulation - Insulation	Asbestos	Previously Sampled NAA 74021-013-023	Previously Sampled Positive											Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.
Ceiling Space - Throughout Pipework Insulation - Insulation Material	SMF		Positive	J145125-BCC 001-Photo036	20 m	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Ceiling Space - Throughout Roof Lining - Sarking Insulation	SMF		Positive		700 m²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Kitchen - Main Switchroom Electrical Distribution Board - Compressed Bituminous Electrical Panel	Asbestos	Not Sampled Live Electrical Hazard	Presumed Positive		2 Unit/s	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Confirm status, label, maintain in current condition and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Kitchen Plantroom - Throughout Hot Water Heater - Insulation Material	SMF		Presumed Positive		1 Unit/s	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Kitchen Plantroom - Throughout Pipework Insulation - Insulation Material	SMF		Positive		8 m	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Laundry - Throughout Ceiling - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-013-02	Previously Sampled Positive	J145125-BCC 001-Photo032	80 m²	Fair	Non Friable	Low	Low	Not Labelled	02-06-2017	P3	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Library Computer Room - Throughout Ceiling Tiles - Compressed Ceiling Tiles	SMF		Positive		40 m²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Library Computer Room - Throughout Wall Covering - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-013-04	Previously Sampled Negative											
Library Reading Room - Throughout Ceiling - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA Similar to 74021-013-02	Previously Sampled Positive		60 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details									
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	013 Kitchen/Dining/Activities			Number of Levels:	1	Survey Date:	02-06-2016						
Property ID:	BC001			Est. Building Size:	500 m²			Est. Building Age:	1835	Inspected By:	Andrew Brabek						
Client Name:	Joss Group			Roof Type:	Metal			Construction Type:	Sandstone Block	Company:	Greencap						
Location - Item Description				Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Psychiatrist Office - Throughout Ceiling - Fibre Cement Sheeting - Above suspended ceiling				Asbestos	Previously Sampled NAA 74021-013-02	Previously Sampled Positive	J145125-BCC 001-Photo031	20 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Psychiatrist Office - Throughout Ceiling Tiles - Compressed Ceiling Tiles				SMF		Positive	J145125-BCC 001-Photo034	20 m²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Psychiatrist Office - Throughout Floor Covering - Sheet Vinyl - Under carpet				Asbestos	Previously Sampled NAA 74021-013-03	Previously Sampled Negative											
Psychiatrist Office - Throughout Wall Covering - Fibre Cement Sheeting				Asbestos	Previously Sampled NAA 74021-013-01	Previously Sampled Negative											
Store Room Floor Covering - Fibre Cement Sheeting				Asbestos	Previously Sampled NAA 74021-013-05	Previously Sampled Negative											
Store Room (Old Spray Room) Floor - Adhesive				Asbestos	Previously Sampled NAA 74021-013-06	Previously Sampled Negative											
Store Room (Old Spray Room) Wall Covering - Fibre Cement Sheeting				Asbestos	Previously Sampled NAA 74021-013-07	Previously Sampled Negative											

Hazardous Materials Register

Berrima Correctional Centre

Site Details			Building Details			Audit Details		
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	015 Large Compound Tennis Court	Number of Levels:	1	Survey Date:	02-06-2016	
Property ID:	BCC001	Est. Building Size:	200 m ²	Est. Building Age:	1990's	Inspected By:	Andrew Brabek	
Client Name:	Joss Group	Roof Type:	N/A	Construction Type:	Metal	Company:	Greencap	

No hazardous materials items observed in this site/building within the scope of the assessment and subject to the limitations outlined within this report. Reference should be made to the areas not accessed page for inaccessible areas. These areas should be assumed to contain asbestos until further investigation can be undertaken.

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details			
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	016 Industries Building	Number of Levels:	1	Survey Date:	02-06-2016	Inspected By:	Andrew Brabek		
Property ID:	BCC001	Est. Building Size:	400 m²	Est. Building Age:	1970's	Inspected By:		Company:	Greencap		
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Metal	Control Recommendation		Control Priority		Record of Works Undertaken	
Location - Item Description											
Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Frability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority
016 Industries Building - Exterior - Ground Level											
Exterior - South A/C Unit - R22 - Chlorodifluoromethane - Panasonic		Positive		1 Unit/s	Good						
Exterior - West On Ground - Fibre Cement Debris	Previously Sampled NAA 74021-016-03	Previously Sampled Positive									Item Removed: 03-06-2016.
016 Industries Building - Interior - Ground Level											
Above Guard Station - Throughout Ceiling - Fibre Cement Sheeting	Previously Sampled NAA Similar to 74021-016-02	Previously Sampled Negative									
Dark Room - Throughout Hot Water Heater - Insulation Material	SMF	Presumed Positive	J145125-BCC 001-Photo039	1 Unit/s	Good	Bonded (SMF)					Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.
Inmate Toilet - Throughout Cubicle Partitions - Compressed Cement Sheeting	Previously Sampled NAA 74021-016-01	Previously Sampled Positive	J145125-BCC 001-Photo037	6 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4
Main Workshop - South Intill Panels - Fibre Cement Sheeting	Previously Sampled NAA 74021-016-02	Previously Sampled Negative									
Main Workshop - West Hot Water Heater - Insulation Material	SMF	Presumed Positive	J145125-BCC 001-Photo040	1 Unit/s	Good	Bonded (SMF)					Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.
Officers Toilet - Throughout Hot Water Heater - Insulation Material	SMF	Presumed Positive	J145125-BCC 001-Photo038	1 Unit/s	Good	Bonded (SMF)					Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.

Hazardous Materials Register

Berrima Correctional Centre

Site Details															Building Details					Audit Details															
Full Address: Property ID: Client Name:			Argyle Street Berrima NSW 2577 BCG001 Joss Group			Building Name: Est. Building Size: Roof Type:			017 Officers Amenities Building 400 m² Metal			Number of Levels: Est. Building Age: Construction Type:			1 1960's Timber, Fibre Cement			Survey Date: Inspected By: Company:			02-06-2016 Andrew Brabek Greencap														
Location - Item Description						Hazard Type		Sample No		Item Status		Photo No.		Est. Extent		Condition		Friability		Dist. Potential		Risk Rating		Current Label		Reinspect Date		Control Priority		Control Recommendation		Record of Works Undertaken			
017 Officers Amenities Building - Exterior - Ground Level																																			
Detached Garage - Surrounding Wall Cladding - Compressed Cement Sheeting						Asbestos		Previously Sampled NAA 74021-017-04		Previously Sampled Positive						Good																Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.		Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.	
House - Ceiling Space Door & Frame - Upper & Lower Paint System/s - Pale Blue						Lead (Paint)		Previously Sampled Envirolab 74021-017-LP01		Previously Sampled Positive				2 m²		Good																Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.			
House - East Side Electrical Distribution Board - Compressed Bituminous Electrical Panel						Asbestos		Previously Sampled NAA 74021-017-03		Previously Sampled Positive		J145125-BCC 001-Photo084		1 Unit/s		Good		Non Friable		Low		Low		Not Labelled		02-06-2017		P4		Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.					
House - North Garden Pit - Moulded Fibre Cement - Garden Edgings						Asbestos		Previously Sampled NAA 74021-017-10		Previously Sampled Positive		J145125-BCC 001-Photo085		4 m²		Good		Non Friable		Low		Low		Not Labelled		02-06-2017		P4		Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.					
House - Surrounding Eaves - Fibre Cement Sheeting						Asbestos		Previously Sampled NAA 74021-017-02		Previously Sampled Positive		J145125-BCC 001-Photo083		40 m²		Good		Non Friable		Low		Low		Not Labelled		02-06-2017		P4		Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.					
House - Surrounding Wall Cladding - Fibre Cement Sheeting						Asbestos		Previously Sampled NAA 74021-017-01		Previously Sampled Positive		J145125-BCC 001-Photo086		800 m²		Good		Non Friable		Low		Low		Not Labelled		02-06-2017		P4		Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.					
House - Western Side Hot Water Heater - Insulation Material						SMF				Presumed Positive		J145125-BCC 001-Photo087		1 Unit/s		Good		Bonded (SMF)												Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.					
017 Officers Amenities Building - Interior - Ground Level																																			
House - Ceiling Space Electrical Wire Insulation - Woven Material - Hot water unit						Asbestos		Previously Sampled NAA 74021-017-09		Previously Sampled Positive				1 m²		Good		Friable		Low		Low		Not Labelled		02-06-2017		P3		Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.					
House - Ceiling Space Insulation - Insulation Batts						SMF				Positive				400 m²		Good		Bonded (SMF)												Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.					

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details									
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	017 Officers Amenities Building			Number of Levels:	1			Survey Date:	02-06-2016				
Property ID:	BC0001			Est. Building Size:	400 m²			Est. Building Age:	1980's			Inspected By:	Andrew Brabek				
Client Name:	Joss Group			Roof Type:	Metal			Construction Type:	Timber, Fibre Cement			Company:	Greencap				
Location - Item Description				Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
House - Ceiling Space On Top of Ceiling - Dust - Lead				Lead (Dust)	Previously Sampled Envirolab 74021-017-LD01	Previously Sampled Positive		400 m²	Poor							All dust, dirt and sediment material with lead levels above the adopted standard (i.e. above 300mg/kg) should be removed under controlled conditions.	
House - Kitchen Sink Splashback - Fibre Cement Sheeting				Asbestos	Previously Sampled NAA 74021-017-08	Previously Sampled Positive		10 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
House - Kitchen - Under Sink Sink Pad - Bituminous Material				Asbestos	Previously Sampled NAA 74021-017-07	Previously Sampled Positive		1 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
House - Throughout Ceiling - Fibre Cement Sheeting				Asbestos	Previously Sampled NAA 74021-017-06	Previously Sampled Positive		160 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
House - Throughout Wall Covering - Fibre Cement Sheeting				Asbestos	Previously Sampled NAA 74021-017-05	Previously Sampled Positive		600 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details					Audit Details								
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	018 Oberon House		Number of Levels:	2	Survey Date:	02-06-2016							
Property ID:	BC0001			Est. Building Size:	500 m²		Est. Building Age:	1835	Inspected By:	Andrew Brabek							
Client Name:	Joss Group			Roof Type:	Metal		Construction Type:	Sandstone Block	Company:	Greencap							
Location - Item Description				Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Frability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
018 Oberon House - Exterior - Ground Level																	
Electrical Cupboard	Asbestos	Previously Sampled NAA 74021-018-02	Previously Sampled Positive	J145125-BCC 001-Photo073	1 Unit/s	Good	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.			
Electrical Distribution Board - Compressed Bituminous Electrical Panel																	
018 Oberon House - Interior - Ground Level																	
Throughout - Doors	Lead (Paint)	Previously Sampled Envirolab 74021-018-LP02	Previously Sampled Positive	J145125-BCC 001-Photo070	10 m²	Good	Good							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.			
Door & Frame - Lower Paint Systems - Red																	
018 Oberon House - Exterior - Level One																	
West Side	SMF		Presumed Positive	J145125-BCC 001-Photo074	1 Unit/s	Good	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.			
Hot Water Heater - Insulation Material																	
018 Oberon House - Interior - Level One																	
Bathroom - Bath surrounding	Asbestos	Previously Sampled NAA 74021-018-01	Previously Sampled Positive	J145125-BCC 001-Photo071	2 m²	Good	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.			
Wall Covering - Fibre Cement Sheeting																	
Ceiling Space - Throughout	Asbestos	Previously Sampled NAA 74021-018-03	Previously Sampled Positive														Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.
Debris - Fibre Cement Debris																	Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.
Ceiling Space - Throughout	Lead (Dust)	Previously Sampled Envirolab 74021-018-LD01	Previously Sampled Positive														
On Top of Ceiling - Dust - Lead																	
Throughout - Windows	Lead (Paint)	Previously Sampled Envirolab 74021-018-LP01	Previously Sampled Positive	J145125-BCC 001-Photo072	10 m²	Good	Good							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.			
Window Frame - Lower Paint Systems - White																	

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details						
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	019 Dangerous Goods Store	Number of Levels:	1	Survey Date:	02-06-2016							
Property ID:	BCC001	Est. Building Size:	100 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek							
Client Name:	Joss Group	Roof Type:	Tiles	Construction Type:	Brick	Company:	Greencap							
Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Frability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
019 Dangerous Goods Store - Exterior - Ground Level														
Exterior - Windows Window Frame - Lower Paint System/s - Red	Lead (Paint)	Previously Sampled Envirolab 74021-019-LP01	Previously Sampled Positive	J145125-BCC 001-Photo075	2 m²	Good							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
019 Dangerous Goods Store - Interior - Ground Level														
Ceiling Space - Throughout On Top of Ceiling - Dust - Lead	Lead (Dust)	Previously Sampled Envirolab 74021-019-LD01	Previously Sampled Positive	J145125-BCC 001-Photo076	100 m²	Poor							All dust, dirt and sediment material with lead levels above the adopted standard (i.e. above 300mg/kg) should be removed under controlled conditions.	

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details						
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	020 Miscellaneous Farm Building	Number of Levels:	1	Survey Date:	02-06-2016							
Property ID:	BCC001	Est. Building Size:	120 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek							
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Sandstone Block	Company:	Greencap							
Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Frability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
020 Miscellaneous Farm Building - Exterior - Ground Level														
Exterior - Windows	Lead (Paint)	Previously Sampled	Previously Sampled											
Window Frame - Upper & Lower Paint		Envirolab	Negative											
System/s - Red		74021-020-LP01												
020 Miscellaneous Farm Building - Interior - Ground Level														
Throughout	Asbestos	Previously Sampled	Previously Sampled											
Ceiling - Fibre Cement Sheeting		NAA	Negative											
		74021-020-01												

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details							
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	022 Farm Garage	Number of Levels:	1	Survey Date:	02-06-2016								
Property ID:	BCC001	Est. Building Size:	100 m²	Est. Building Age:	1990's	Inspected By:	Andrew Brabek								
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Brick	Company:	Greencap								
Location - Item Description		Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Fraility	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
022 Farm Garage - Exterior - Ground Level															
Exterior Gable - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-022-01	Previously Sampled Negative												
Exterior - Windows Window Frame - Upper & Lower Paint System/s - Red	Lead (Paint)	Previously Sampled Envirolab 74021-022-LP01	Previously Sampled Negative												

Berrima Correctional Centre

Site Details				Building Details				Audit Details									
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	023 External Store		Number of Levels:	1		Survey Date:	02-06-2016						
Property ID:	BCC001			Est. Building Size:	100 m²		Est. Building Age:	1835		Inspected By:	Andrew Brabek						
Client Name:	Joss Group			Roof Type:	Metal		Construction Type:	Brick		Company:	Greencap						
Location - Item Description				Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Fraility	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
023 External Store - Exterior - Ground Level																	
Exterior Door & Frame - Upper & Lower Paint System/s - Red				Lead (Paint)	Previously Sampled Envirolab 74021-023-LP01	Previously Sampled Negative											

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details																					
Full Address:		Argyle Street Berrima NSW 2577		Building Name:		025 Farm Shed		Number of Levels:		1		Survey Date:		02-06-2016															
Property ID:		BC001		Est. Building Size:		200 m²		Est. Building Age:		1990's		Inspected By:		Andrew Brabek															
Client Name:		Joss Group		Roof Type:		Metal		Construction Type:		Metal		Company:		Greencap															
Location - Item Description				Sample No		Item Status		Photo No.		Est. Extent		Condition		Friability		Dist. Potential		Risk Rating		Current Label		Reinspect Date		Control Priority		Control Recommendation		Record of Works Undertaken	
025 Farm Shed - Exterior - Ground Level																													
Attached Toilet - Walls				Previously Sampled NAA		74021-035-01		Previously Sampled Negative																					
Wall Cladding - Fibre Cement Sheeting																													
Gardeners Workshop - Throughout								Presumed Positive		12 Units		Good																	
Fluorescent Light Fitting - Double Tube - Capacitor																													

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details						Audit Details					
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	031 Diesel Generator Room	Number of Levels:	1	Survey Date:	02-06-2016								
Property ID:	BC0001	Est. Building Size:	20 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek								
Client Name:	Joss Group	Roof Type:	Metal			Construction Type:	Sandstone Block	Company:	Greencap						
Location - Item Description		Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
031 Diesel Generator Room - Exterior - Ground Level															
Service Corridor adj. Diesel Room On Ground - Fibre Cement Debris	Asbestos	Previously Sampled NAA Similar to 74021-013-12	Previously Sampled Positive												Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.
Service Corridor adj. Diesel Room - Throughout Pipework Insulation - Insulation Material	SMF		Positive	J145125-BCC 001-Photo043	100 m	Good	Bonded (SMF)							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Wall - Masonary Joints Expansion Joint - Bituminous Material	Asbestos	Previously Sampled NAA 74021-013-16	Previously Sampled Negative												
031 Diesel Generator Room - Interior - Ground Level															
Diesel Room - Ceiling Space On Top of Ceiling - Accumulated Dust	Lead (Dust)	Previously Sampled Envirolab 74021-013-LD03	Previously Sampled Positive												Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.
Diesel Room - Exhaust Pipe Pipework Insulation - Woven Rope	Asbestos	Previously Sampled NAA 74021-013-14	Previously Sampled Positive	J145125-BCC 001-Photo041	10 m	Good	Friable	Low	Low	Low	Not Labelled	02-06-2017	P3	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Diesel Room - Fuel Tank	Storage Tanks	Not Sampled	Presumed Positive	J145125-BCC 001-Photo042	1 Unit/s	Good									

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details						
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	032 Store	Number of Levels:	1	Survey Date:	02-06-2016							
Property ID:	BCC001	Est. Building Size:	30 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek							
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Sandstone Block	Company:	Greencap							
Location - Item Description	Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Fraility	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
032 Store - Exterior - Ground Level														
Entry Door Door & Frame - Upper & Lower Paint System/s - Cream	Lead (Paint)	J145125-BCC001 -LC-007	Positive	J145125-BCC 001-Photo057	4 m²	Poor							Access to flaking/ damaged paint surfaces should be restricted. Engage an appropriately experienced contractor to stabilise or remove this item under controlled conditions.	

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details							
Full Address:	Argyle Street Berrima NSW 2577			Building Name:	033 Maintenance/Teach/Welfare/P&P etc			Number of Levels:	1	Survey Date:	02-06-2016				
Property ID:	BCC001			Est. Building Size:	600 m²			Est. Building Age:	1835	Inspected By:	Andrew Brabek				
Client Name:	Joss Group			Roof Type:	Metal			Construction Type:	Sandstone Block	Company:	Greentap				
Location - Item Description		Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Fraility	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
033 Maintenance/Teach/Welfare/P&P etc - Exterior - Ground Level															
Maintenance - Northern Service Corridor On Ground - Fibre Cement Sheeting - Pit Lid	Asbestos	Previously Sampled NAA 74021-013-13	Previously Sampled Negative												Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.
Maintenance - Northern Service Corridor On Ground - Fibre Cement Debris	Asbestos	Previously Sampled NAA 74021-013-12	Previously Sampled Positive												Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.
Maintenance - Northern Service Corridor Pipework Insulation - Insulation Material	SMF		Positive	J145125-BCC 001-Photo050	60 m	Good	Bonded (SMF)							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Maintenance - Northern Service Corridor Wall Covering - Fibre Cement Sheeting - South wall	Asbestos	Previously Sampled NAA 74021-013-11	Previously Sampled Negative												
033 Maintenance/Teach/Welfare/P&P etc - Interior - Ground Level															
Art Room Wall Covering - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA Similar to 74021-013-09	Previously Sampled Negative												
Art Room - Office Wall Covering - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-013-09	Previously Sampled Negative												
Ceiling Space - Throughout Insulation - Insulation Batts	SMF		Positive		400 m²	Good	Bonded (SMF)							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Group Room - West Room Wall Covering - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA Similar to 74021-0113-09	Previously Sampled Negative												
Maintenance - Ceiling Space Insulation - Insulation Batts	SMF		Positive	J145125-BCC 001-Photo052	100 m²	Good	Bonded (SMF)							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Maintenance - Office Hot Water Heater - Insulation Material - Under sink	SMF		Presumed Positive	J145125-BCC 001-Photo051	1 Unit/s	Good	Bonded (SMF)							Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Maintenance - Office Infill Panels - Fibre Cement Sheeting - Under hot water heater	Asbestos	Previously Sampled NAA 74021-013-10	Previously Sampled Negative												

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details							
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	033 Maintenance/Teach/Welfare/P&P etc	Number of Levels:	1	Survey Date:	02-06-2016								
Property ID:	BCC001	Est. Building Size:	600 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek								
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Sandstone Block	Company:	Greencap								
Location - Item Description		Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Teachers Room - Office Electrical Distribution Board - Compressed Bituminous Electrical Panel		Asbestos	Not Sampled Live Electrical Hazard	Presumed Positive	J145125-BCC001-Photo056	2 Units	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Confirm status, label, maintain in current condition and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	



Hazardous Materials Register

Berrima Correctional Centre

Site Details			Building Details			Audit Details		
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	034 Tennis Court Officers	Number of Levels:	1	Survey Date:	02-06-2016	
Property ID:	BCC001	Est. Building Size:	150 m²	Est. Building Age:	1990's	Inspected By:	Andrew Brabek	
Client Name:	Joss Group	Roof Type:	N/A	Construction Type:	Concrete Floor Slab	Company:	Greencap	

No hazardous materials items observed in this site/building within the scope of the assessment and subject to the limitations outlined within this report. Reference should be made to the areas not accessed page for inaccessible areas. These areas should be assumed to contain asbestos until further investigation can be undertaken.



Hazardous Materials Register

Berrima Correctional Centre

Site Details			Building Details			Audit Details		
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	035 Miscellaneous	Number of Levels:	1	Survey Date:	02-06-2016	
Property ID:	BCC001	Est. Building Size:	100 m²	Est. Building Age:	1990's	Inspected By:	Andrew Brabek	
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Metal	Company:	Greencap	

No hazardous materials items observed in this site/building within the scope of the assessment and subject to the limitations outlined within this report. Reference should be made to the areas not accessed page for inaccessible areas. These areas should be assumed to contain asbestos until further investigation can be undertaken.

Hazardous Materials Register

Berrima Correctional Centre

Site Details					Building Details					Audit Details					
Full Address:	Argyle Street Berrima NSW 2577				Building Name:	036 Receipt/Roster/Segro		Number of Levels:	1	Survey Date:	02-06-2016				
Property ID:	BCC001				Est. Building Size:	160 m²		Est. Building Age:	1970's	Inspected By:	Andrew Brabek				
Client Name:	Joss Group				Roof Type:	Metal		Construction Type:	Timber	Company:	Greencap				
Location - Item Description		Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
036 Receipt/Roster/Segro - Exterior - Ground Level															
Exterior - North	A/C Unit - R22 - Chlorodifluoromethane	ODS		Presumed Positive	J145125-BCC 001-Photo063	1 Unit/s	Good							Maintain in good condition and incorporate into a HMMP. Ensure air-conditioning maintenance contractors conduct appropriate recovery and recycling of refrigerants.	
In Ground - Drainage Pipe	Pipe - Moulded Fibre Cement	Asbestos	Previously Sampled NAA 74021-036-01	Previously Sampled Positive	J145125-BCC 001-Photo065	4 m	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Surrounding	Door & Frame - Upper & Lower Paint	Lead (Paint)	Previously Sampled NAA Swab	Previously Sampled Negative											
Surrounding	System/s - Green & Brown	Asbestos	Previously Sampled NAA	Previously Sampled Negative											
Surrounding	Eaves - Fibre Cement Sheeting	Lead (Paint)	Previously Sampled NAA 74021-036-02	Previously Sampled Negative											
Surrounding	Wall - Upper & Lower Paint System/s - Yellow	Lead (Paint)	Previously Sampled NAA Swab	Previously Sampled Negative											
036 Receipt/Roster/Segro - Interior - Ground Level															
Reception - Ceiling Space	Insulation - Insulation Batts	SMF		Positive		200 m²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Reception - Wall Cavity	Insulation - Insulation Batts	SMF		Positive	J145125-BCC 001-Photo064	200 m²	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Reception - Wall Cavity	Pipework Insulation - Insulation Material	SMF		Positive	J145125-BCC 001-Photo062	30 m	Good	Bonded (SMF)						Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Segregation Cell - East Wall	Wall Covering - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-036-03	Previously Sampled Negative											

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details				Audit Details													
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	038 Admin/Governor	Number of Levels:	1	Survey Date:	02-06-2016														
Property ID:	BCC001	Est. Building Size:	400 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek														
Client Name:	Joss Group	Roof Type:	Metal	Construction Type:	Sandstone Block	Company:	Greencap														
Location - Item Description								Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Frability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
038 Admin/Governor - Exterior - Ground Level																					
West Side - Under Windows		Asbestos	Previously Sampled NAA Similar to 74021-038-06	Previously Sampled Positive	J145125-BCC 001-Photo105	12 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.							
038 Admin/Governor - Interior - Ground Level																					
All rooms - Throughout		Lead (Paint)	Previously Sampled 74021-038-LP02	Previously Sampled Negative																	
Door & Frame - Lower Paint System/s - Cream																					
All rooms - Throughout		Lead (Paint)	Previously Sampled 74021-038-LP01	Previously Sampled Positive	J145125-BCC 001-Photo088	20 m²	Good													Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Timber Work - Lower Paint System/s - Cream skirting & architraves																					
All rooms - Throughout		Lead (Paint)	Previously Sampled 74021-038-LP04	Previously Sampled Negative																	
Wall - Upper & Lower Paint System/s - White																					
All rooms - Throughout		Lead (Paint)	Previously Sampled 74021-038-LP03	Previously Sampled Positive	J145125-BCC 001-Photo090	10 m²	Good													Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Window Frame - Lower Paint System/s - White																					
Annexe - Throughout		Asbestos	Previously Sampled NAA 74021-038-04	Previously Sampled Negative																	
Floor Covering - Sheet Vinyl & Adhesive - Beige																					
Bathroom - North		SMF		Presumed Positive	J145125-BCC 001-Photo093	1 Units	Good	Bonded (SMF)												Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Hot Water Heater - Insulation Material																					
Ceiling Space - Old Water Heater		SMF		Presumed Positive	J145125-BCC 001-Photo089	1 Units	Fair	Bonded (SMF)												Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Hot Water Heater - Insulation Material																					
Ceiling Space - Throughout		Asbestos	Previously Sampled NAA 74021-038-08	Previously Sampled Negative																	
Debris - Fibre Cement Sheeting																					
Ceiling Space - Throughout		SMF		Positive	J145125-BCC 001-Photo096	100 m	Good	Bonded (SMF)												Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.	
Ductwork Insulation - Insulation Material																					

Hazardous Materials Register

Berrima Correctional Centre

Site Details					Building Details					Audit Details					
Full Address:	Argyle Street Berrima NSW 2577				Building Name:	038 Admin/Governor				Number of Levels:	1		Survey Date:	02-06-2016	
Property ID:	BCG001				Est. Building Size:	400 m²				Est. Building Age:	1835		Inspected By:	Andrew Brabek	
Client Name:	Joss Group				Roof Type:	Metal				Construction Type:	Sandstone Block		Company:	Greencap	
Location - Item Description		Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Ceiling Space - Throughout On Top of Ceiling - Dust - Lead	Lead (Dust)	Previously Sampled Envirolab 74021-038-LD02	Previously Sampled Positive	J145125-BCC 001-Photo098	200 m²	Poor								All dust, dirt and sediment material with lead levels above the adopted standard (i.e. above 300mg/kg) should be removed under controlled conditions.	
		Previously Sampled Envirolab 74021-038-LD01	Previously Sampled Positive	J145125-BCC 001-Photo097	100 m²	Poor								All dust, dirt and sediment material with lead levels above the adopted standard (i.e. above 300mg/kg) should be removed under controlled conditions.	
Ceiling Space - Throughout Pipework Insulation - Woven Material	Asbestos	Previously Sampled NAA 74021-038-09	Previously Sampled Negative												
Central North Side A/C Unit - Non-ODS Gas - Fujitsu Kitchen - Stove Alcove Ceiling - Fibre Cement Sheeting	ODS		Negative												
South-west Corridor - South Wall Wall Covering - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-038-01	Previously Sampled Negative												
		Previously Sampled NAA 74021-038-07	Previously Sampled Positive	J145125-BCC 001-Photo102	6 m²	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.		
South-west Corridor - Step Riser Floor Covering - Sheet Vinyl - Green	Asbestos	Previously Sampled NAA 74021-038-05	Previously Sampled Negative												
South-west Corridor - Under Windows Infill Panels - Low Level - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-038-06	Previously Sampled Positive	J145125-BCC 001-Photo101	12 m²	Good	Non Friable	Low	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Toilet - South Ceiling - Fibre Cement Sheeting	Asbestos	Previously Sampled NAA 74021-038-02	Previously Sampled Positive	J145125-BCC 001-Photo103	6 m²	Good	Non Friable	Low	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	
Toilet - South Infill Panels - High Level - Fibre Cement Sheeting - Above door	Asbestos	Previously Sampled NAA 74021-038-03	Previously Sampled Positive	J145125-BCC 001-Photo104	1 m²	Good	Non Friable	Low	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	

Hazardous Materials Register

Berrima Correctional Centre

Site Details			Building Details			Audit Details		
Full Address:	Argyle Street Berrima NSW 2577	Building Name:	700 Inner Grounds	Number of Levels:	1	Survey Date:	02-06-2016	
Property ID:	BCC001	Est. Building Size:	10,000 m²	Est. Building Age:	1835	Inspected By:	Andrew Brabek	
Client Name:	Joss Group	Roof Type:	N/A	Construction Type:	Concrete Floor Slab	Company:	Greencap	

No hazardous materials items observed in this site/building within the scope of the assessment and subject to the limitations outlined within this report. Reference should be made to the areas not accessed page for inaccessible areas. These areas should be assumed to contain asbestos until further investigation can be undertaken.

Hazardous Materials Register

Berrima Correctional Centre

Site Details				Building Details					Audit Details						
Full Address:		Argyle Street Berrima NSW 2577		Building Name:		800 Outer Grounds		Number of Levels:		1		Survey Date:		02-06-2016	
Property ID:		BC0001		Est. Building Size:		20,000 m²		Est. Building Age:		1835		Inspected By:		Andrew Brabek	
Client Name:		Joss Group		Roof Type:		N/A		Construction Type:		N/A		Company:		Greencap	
Location - Item Description		Hazard Type	Sample No	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
800 Outer Grounds - Exterior - Ground Level															
Adjacent Main Entry - Buired under both sides of steps Pipe - Moulded Fibre Cement		Asbestos	Previously Sampled NAA 74021-800-02	Previously Sampled Positive	J145125-BCC 001-Photo068	100 m	Good	Non Friable	Low	Low	Not Labelled	02-06-2017	P4	Maintain in current condition, label and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.	Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.
Between Tennis Court & Wall - On Ground Debris - Compressed Cement Sheeting		Asbestos	Previously Sampled NAA 74021-800-04	Previously Sampled Positive											Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.
Between Tennis Court & Wall - On Ground Debris - Fibre Cement Debris - In building rubble		Asbestos	Previously Sampled NAA	Previously Sampled Positive											Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.
East Side Telecommunications Pit - Moulded Fibre Cement		Asbestos	Previously Sampled NAA 74021-800-01	Previously Sampled Negative											
Entrance Area - Tree Bed Edging Pipe - Moulded Fibre Cement		Asbestos	Previously Sampled NAA 74021-800-03	Previously Sampled Positive											Item Removed: 02-06-2010. Removed prior to 2016 inspection, no documentation provided.

Areas Not Accessed

It is noted that Asbestos Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

1 - 8 of 31 Buildings

Area / Item		Not Accessed						Comments
001 Gatehouse	002 Sterile Zone, Outer Wall	003 MDI/DEP GOV/BOX VISITS	004 Visitors Facility	005 Clinic	006 Block A Cells 52 - 60	007 Area Case Manager	008 Block B Cells 37 - 43	
Behind ceramic wall tiles throughout		All						
Building facade fixing brackets		All						
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All	All	All	All	All	All	All	
Inaccessible Ceiling spaces	All	All	All	All	All	All	Some	
Inaccessible Culverts and floor trenches or tunnels	All	All	All	All	All	All	All	
Inside mechanical equipment	All							001 Gatehouse - Plant assumed live at time of inspection
Roof			All	All	All	All	All	004 Visitors Facility - No safe access at time of inspection 005 Clinic - No safe access at time of inspection 006 Block A Cells 52 - 60 - No safe access at time of inspection 007 Area Case Manager - No safe access at time of inspection 008 Block B Cells 37 - 43 - No safe access at time of inspection
Wall cavities	All	All	All	All	All	All	All	001 Gatehouse - No waterproofing was compromised at time of inspection
Waterproof membranes	All							
Within electrical switchboard cupboard or backing	All		All	All		All	Some	001 Gatehouse - Plant assumed live at time of inspection 004 Visitors Facility - Plant assumed live at time of inspection 005 Clinic - Plant assumed live at time of inspection 007 Area Case Manager - Plant assumed live at time of inspection 008 Block B Cells 37 - 43 - Plant assumed live at time of inspection
Within internal walls partitioning	All	All	All	All		All		

Areas Not Accessed

It is noted that Asbestos Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

9 - 16 of 31 Buildings

Area / Item	Not Accessed							Comments
	009 Compound Office	010 Block C Cells 44 to 51	011 Block D Cells 18 to 34	012 Block E Cells 1 to 17	013 Kitchen/Dining/Activities	015 Large Compound Tennis Court	016 Industries Building	017 Officers Amenities Building
Behind ceramic wall tiles throughout					All		All	
Gaskets, mastics & sealants to pipework, ductwork, mechanical equipment & construction/expansion joints					All			013 Kitchen/Dining/Activities - Plant assumed live at time of inspection
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All	All	All	All	All	All	All	
Inaccessible Ceiling spaces	All	All	All	All	All		All	
Inaccessible Culverts and floor trenches or tunnels	All	All	All	All	All	All	All	
Inside at time of survey								017 Officers Amenities Building - Locked door
Inside mechanical equipment					All			013 Kitchen/Dining/Activities - Plant assumed live at time of inspection
Roof	All	All	All	All	All		All	009 Compound Office - No safe access at time of inspection 010 Block C Cells 44 to 51 - No safe access at time of inspection 011 Block D Cells 18 to 34 - No safe access at time of inspection 012 Block E Cells 1 to 17 - No safe access at time of inspection 013 Kitchen/Dining/Activities - No safe access at time of inspection 016 Industries Building - No safe access at time of inspection 017 Officers Amenities Building - No safe access at time of inspection
Under floor coverings					All			
Wall cavities	All	All	All	All	All		All	
Waterproof membranes					All			013 Kitchen/Dining/Activities - No waterproofing was compromised at time of inspection

Areas Not Accessed

It is noted that Asbestos Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

9 - 16 of 31 Buildings

Area / Item		Not Accessed					Comments	
	009 Compound Office	010 Block C Cells 44 to 51	011 Block D Cells 18 to 34	012 Block E Cells 1 to 17	013 Kitchen/Dining/Activities	015 Large Compound Tennis Court	016 Industries Building	017 Officers Amenities Building
Within electrical switchboard cupboard or backing	All	All	All	All	All	All	All	All
Within internal walls partitioning	All						All	All

Areas Not Accessed

It is noted that Asbestos Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

17 - 24 of 31 Buildings

Area / Item	Not Accessed						Comments
	018 Oberon House	019 Dangerous Goods Store	020 Miscellaneous Farm Building	022 Farm Garage	023 External Store	025 Farm Shed	
Behind ceramic wall tiles throughout	All						
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All	All	All	All	All	All	All
Inaccessible Ceiling spaces	All		All	All	All	All	All
Inaccessible Culverts and floor trenches or tunnels	All	All	All	All	All	All	All
Inside at the time of survey						All	025 Farm Shed - Locked door
Inside at time of survey			All	All	All		020 Miscellaneous Farm Building - Locked door 022 Farm Garage - Locked door 023 External Store - Locked door
Inside mechanical equipment						All	
Roof	All	All	All	All	All	All	018 Oberon House - No safe access at time of inspection 019 Dangerous Goods Store - No safe access at time of inspection 020 Miscellaneous Farm Building - No safe access at time of inspection 022 Farm Garage - No safe access at time of inspection 023 External Store - No safe access at time of inspection 025 Farm Shed - No safe access at time of inspection 031 Diesel Generator Room - No safe access at time of inspection 032 Store - No safe access at time of inspection
Wall cavities	All	All	All	All	All	All	All
Within electrical switchboard cupboard or backing	All		All	All	All	All	018 Oberon House - Plant assumed live at time of inspection 020 Miscellaneous Farm Building - Plant assumed live at time of inspection 022 Farm Garage - Plant assumed live at time of inspection 023 External Store - Plant assumed live at time of inspection 025 Farm Shed - Plant assumed live at time of inspection 031 Diesel Generator Room - Plant assumed live at time of inspection
Within internal walls partitioning	All	All	All	All	All	All	All

Areas Not Accessed

It is noted that Asbestos Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

25 - 31 of 31 Buildings

Area / Item	Not Accessed					Comments
	033 Maintenance/Teach h/Welfare/P&P etc	034 Tennis Court Officers	035 Miscellaneous	036 Recept/Roster/Seg ro	038 Admin/Governor	800 Outer Grounds
Behind ceramic wall tiles throughout		All			All	
Building facade fixing brackets		All				
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All	All	All	All	All	
Inaccessible Ceiling spaces	All	All	All	All	All	
Inaccessible Culverts and floor trenches or tunnels	All	All	All	All	All	All
Inside at time of survey			All			
Roof	All		All	All	All	
						035 Miscellaneous - Locked door
						033 Maintenance/Teach/Welfare/P&P etc - No safe access at time of inspection
						035 Miscellaneous - No safe access at time of inspection
						036 Recept/Roster/Segro - No safe access at time of inspection
						038 Admin/Governor - No safe access at time of inspection
Wall cavities	All	All	All	All	All	
Within electrical switchboard cupboard or backing	All		All	All	All	033 Maintenance/Teach/Welfare/P&P etc - Plant assumed live at time of inspection
						035 Miscellaneous - Plant assumed live at time of inspection
						036 Recept/Roster/Segro - Plant assumed live at time of inspection
						038 Admin/Governor - Plant assumed live at time of inspection
Within internal walls partitioning	All	All	All	All	All	

Photographs

Berrima Correctional Centre 02-06-2016

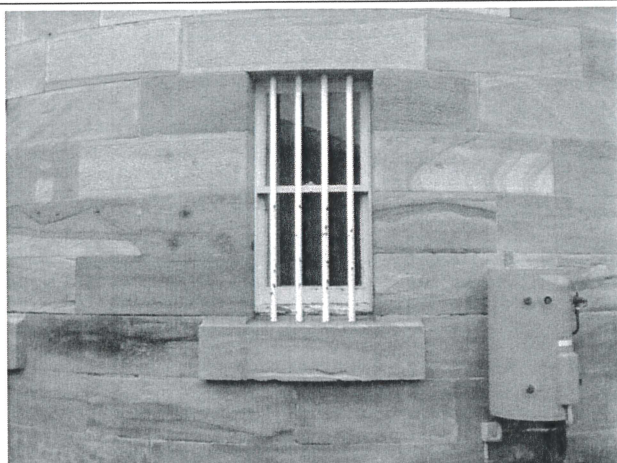


Photo No: J145125-BCC001-Photo007
Result: Lead (Paint) - Previously Sampled Positive
Building/Level: 001 Gatehouse -All Levels
Room/Location: All rooms-Throughout
Feature/Material: Window Frame-Upper & Lower Paint System/s

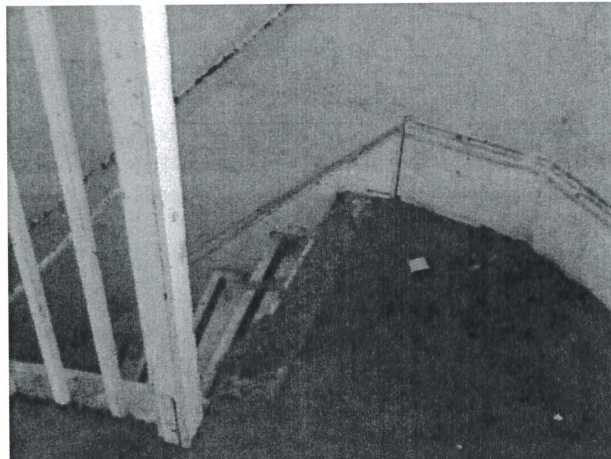


Photo No: J145125-BCC001-Photo002
Result: Lead (Paint) - Previously Sampled Positive
Building/Level: 001 Gatehouse -All Levels
Room/Location: All rooms-Throughout
Feature/Material: Timber Work-Lower Paint System/s



Photo No: J145125-BCC001-Photo003
Result: Lead (Paint) - Previously Sampled Positive
Building/Level: 001 Gatehouse -All Levels
Room/Location: All rooms-Throughout
Feature/Material: Window Frame-Upper & Lower Paint System/s

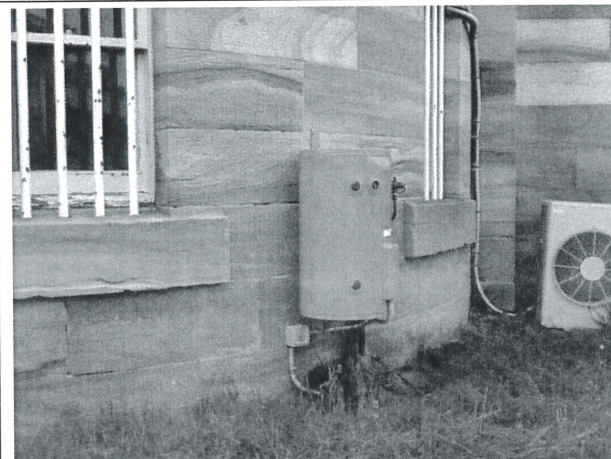


Photo No: J145125-BCC001-Photo005
Result: SMF - Presumed Positive
Building/Level: 001 Gatehouse -Ground Level
Room/Location: Exterior-Southwest
Feature/Material: Hot Water Heater-Insulation Material

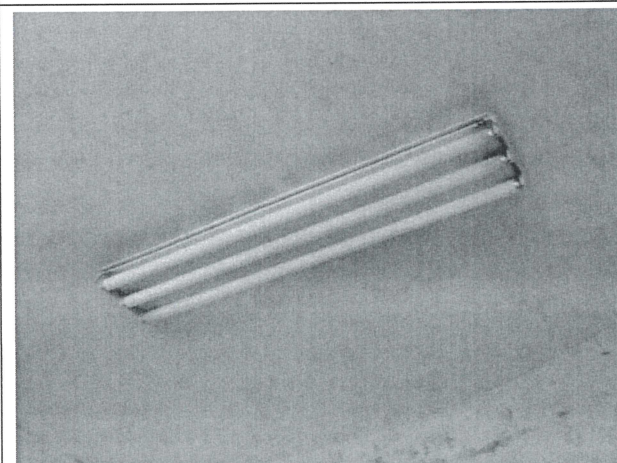


Photo No: J145125-BCC001-Photo004
Result: PCB - Presumed Positive
Building/Level: 001 Gatehouse -Level One
Room/Location: All rooms-Throughout
Feature/Material: Fluorescent Light Fitting - Triple Tube-Capacitor

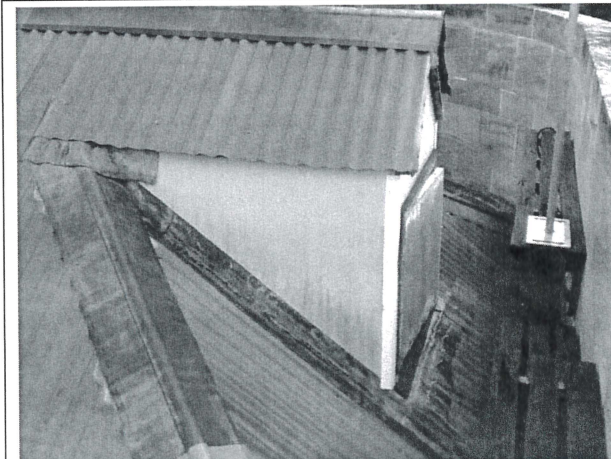


Photo No: J145125-BCC001-Photo001
Result: Asbestos - Previously Sampled Positive
Building/Level: 001 Gatehouse -Level Two
Room/Location: Dormer Windows-Surrounding
Feature/Material: Wall Covering-Fibre Cement Sheetting

Photographs

Berrima Correctional Centre 02-06-2016

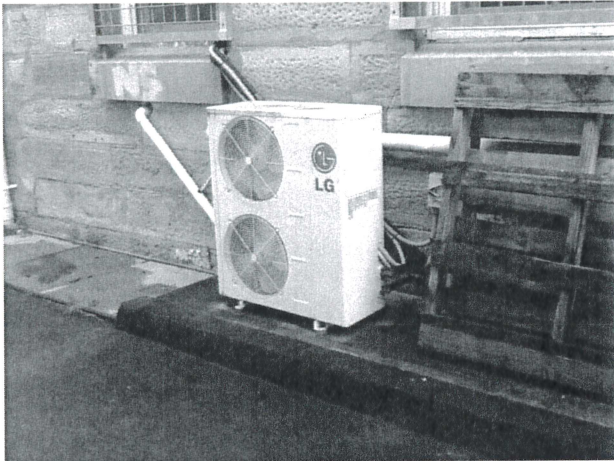


Photo No: J145125-BCC001-Photo010
Result: ODS - Presumed Positive
Building/Level: 002 Sterile Zone, Outer Wall -Ground Level
Room/Location: South Side-
Feature/Material: A/C Unit-R22 - Chlorodifluoromethane

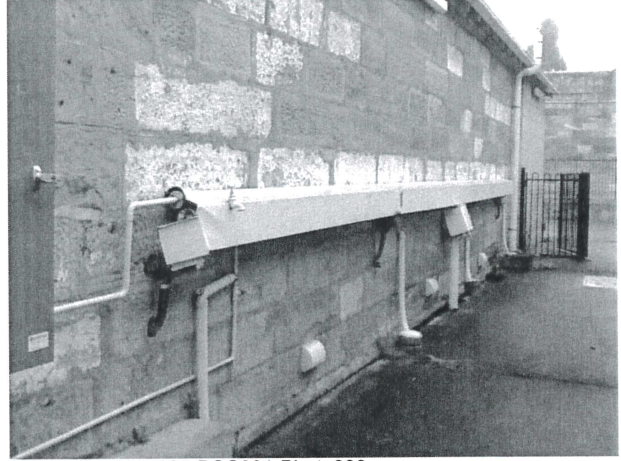


Photo No: J145125-BCC001-Photo008
Result: SMF - Positive
Building/Level: 002 Sterile Zone, Outer Wall -Ground Level
Room/Location: Throughout-
Feature/Material: Pipework Insulation-Insulation Material

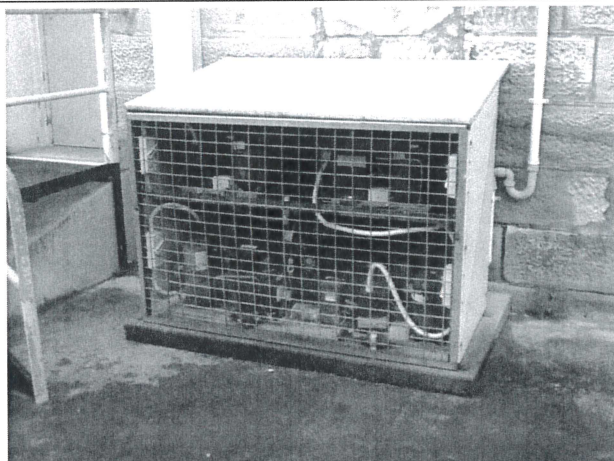


Photo No: J145125-BCC001-Photo011
Result: ODS - Positive
Building/Level: 002 Sterile Zone, Outer Wall -Ground Level
Room/Location: West Side-
Feature/Material: Fridge-R22 - Chlorodifluoromethane

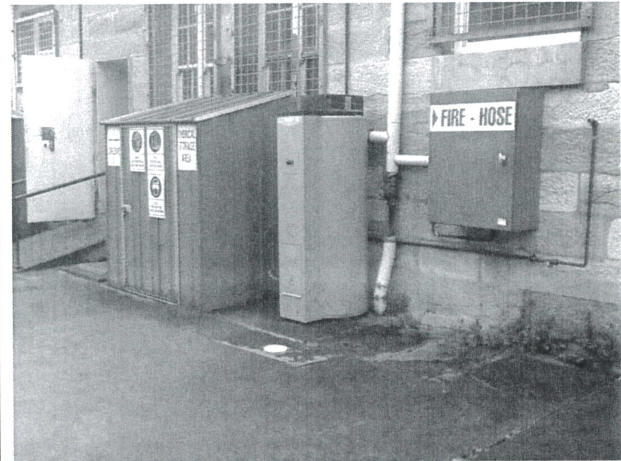


Photo No: J145125-BCC001-Photo009
Result: SMF - Presumed Positive
Building/Level: 002 Sterile Zone, Outer Wall -Ground Level
Room/Location: West Side-
Feature/Material: Hot Water Heater-Insulation Material



Photo No: J145125-BCC001-Photo022
Result: Asbestos - Previously Sampled Positive
Building/Level: 003 MDI/DEP GOV/BOX VISITS-Ground Level
Room/Location: Entrance to Staff Room-Floor under carpet & linoleum
Feature/Material: Floor-Fibre Cement Sheetting

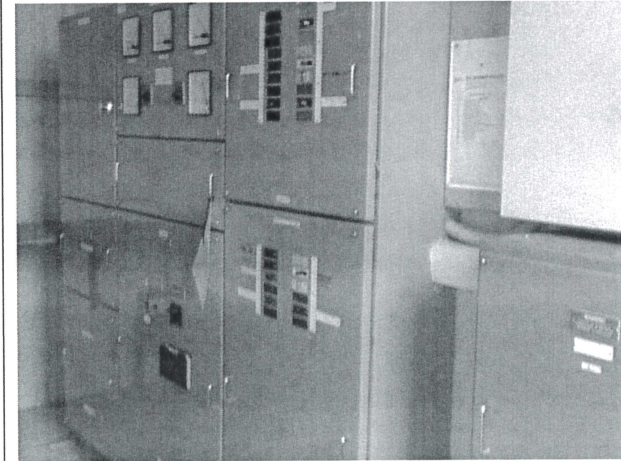


Photo No: J145125-BCC001-Photo019
Result: Asbestos - Presumed Positive
Building/Level: 003 MDI/DEP GOV/BOX VISITS-Ground Level
Room/Location: Main Switchroom-Throughout
Feature/Material: Electrical Distribution Board-Compressed Bituminous Electrical Panel

Photographs

Berrima Correctional Centre 02-06-2016

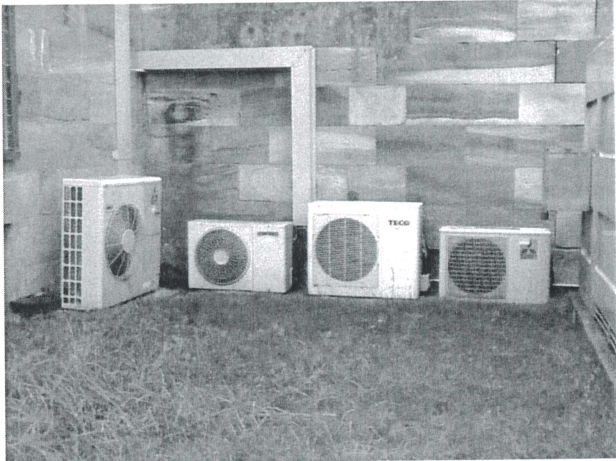


Photo No: J145125-BCC001-Photo015
Result: ODS - Positive
Building/Level: 003 MDI/DEP GOV/BOX VISITS-Ground Level
Room/Location: South Side-
Feature/Material: A/C Unit-R22 - Chlorodifluoromethane



Photo No: J145125-BCC001-Photo018
Result: PCB - Presumed Positive
Building/Level: 003 MDI/DEP GOV/BOX VISITS-Ground Level
Room/Location: Main Switchroom-Throughout
Feature/Material: Fluorescent Light Fitting - Double Tube-Capacitor

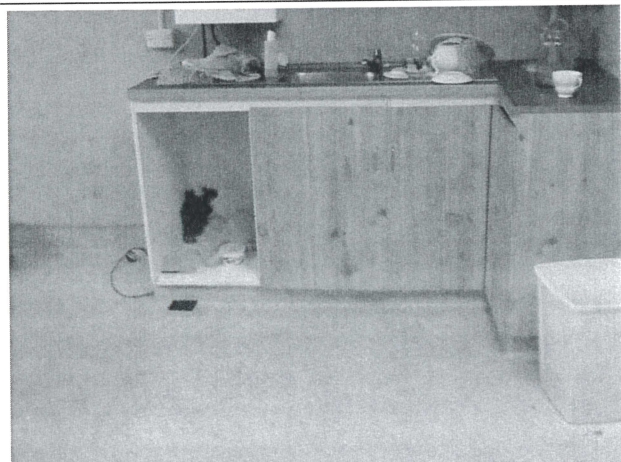


Photo No: J145125-BCC001-Photo021
Result: Asbestos - Previously Sampled Positive
Building/Level: 003 MDI/DEP GOV/BOX VISITS-Level One
Room/Location: Kitchen-Under Sink
Feature/Material: Sink Pad-Bituminous Material

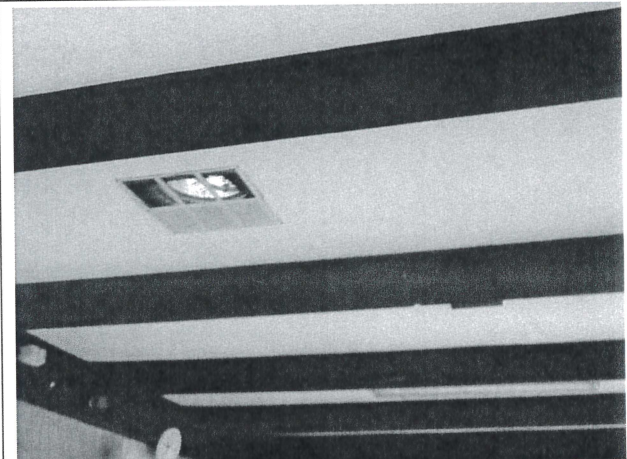


Photo No: J145125-BCC001-Photo014
Result: SMF - Presumed Positive
Building/Level: 004 Visitors Facility-Ground Level
Room/Location: Visitors Room-Ceiling Space
Feature/Material: Insulation-Sarking Insulation



Photo No: J145125-BCC001-Photo013
Result: SMF - Positive
Building/Level: 004 Visitors Facility-Ground Level
Room/Location: Visitors Room-Western Side in Wall
Feature/Material: Pipework Insulation-Insulation Material

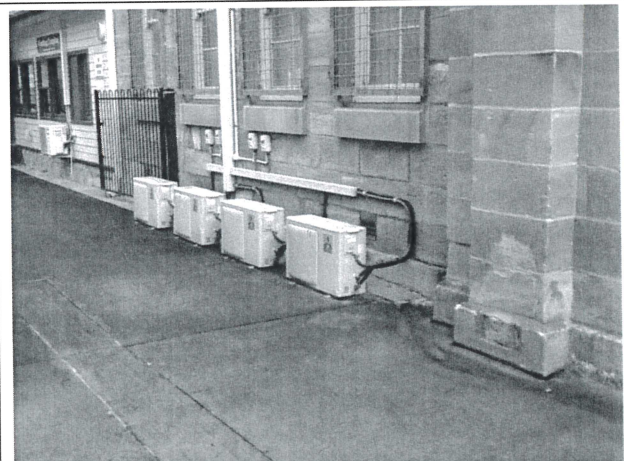


Photo No: J145125-BCC001-Photo023
Result: ODS - Positive
Building/Level: 005 Clinic-Ground Level
Room/Location: Exterior-Surrounding
Feature/Material: A/C Unit-R22 - Chlorodifluoromethane

Photographs

Berrima Correctional Centre 02-06-2016

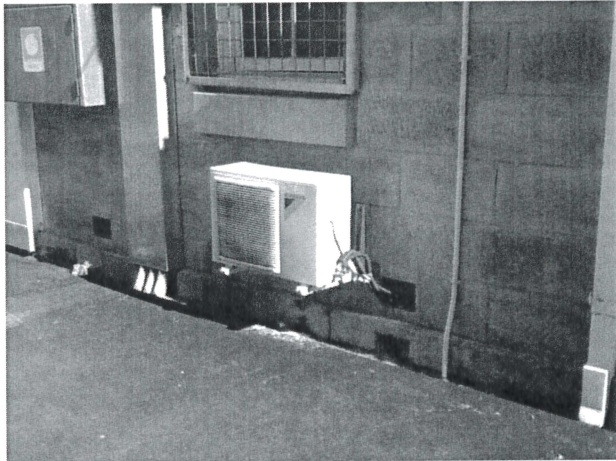


Photo No: J145125-BCC001-Photo026
Result: ODS - Positive
Building/Level: 007 Area Case Manager-Ground Level
Room/Location: Exterior-East
Feature/Material: A/C Unit-R22 - Chlorodifluoromethane

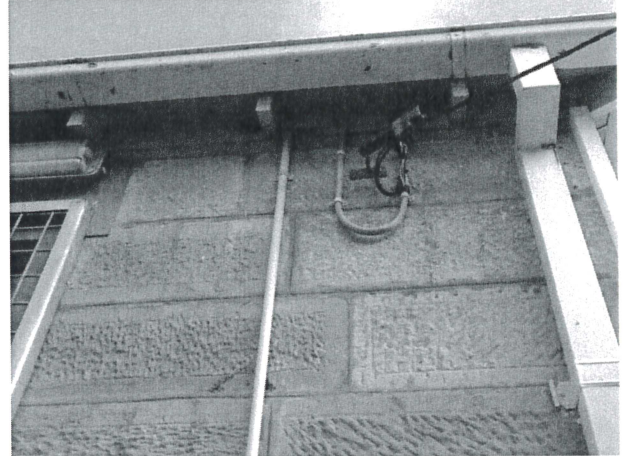


Photo No: J145125-BCC001-Photo024
Result: Asbestos - Presumed Positive
Building/Level: 007 Area Case Manager-Ground Level
Room/Location: Exterior-Infill panels between rafters
Feature/Material: Eaves-Fibre Cement Sheetting



Photo No: J145125-BCC001-Photo025
Result: Lead (Paint) - Previously Sampled Positive
Building/Level: 007 Area Case Manager-Ground Level
Room/Location: Exterior-Surrounding
Feature/Material: Window Frame-Upper & Lower Paint System/s

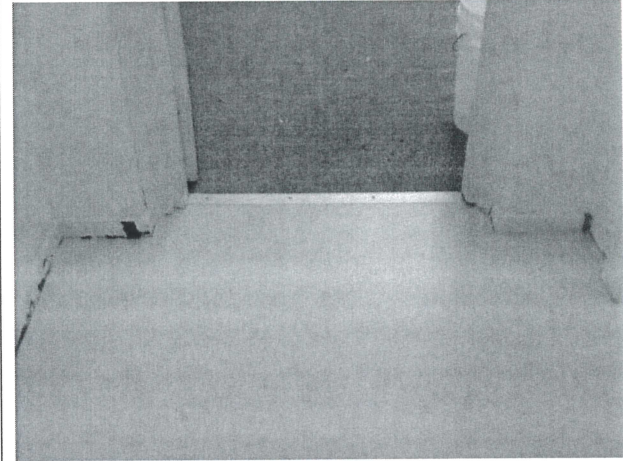


Photo No: J145125-BCC001-Photo027
Result: Asbestos - Previously Sampled Positive
Building/Level: 007 Area Case Manager-Ground Level
Room/Location: Hallway & Office-Floor under carpet
Feature/Material: Floor Covering-Rigid Vinyl Tiles

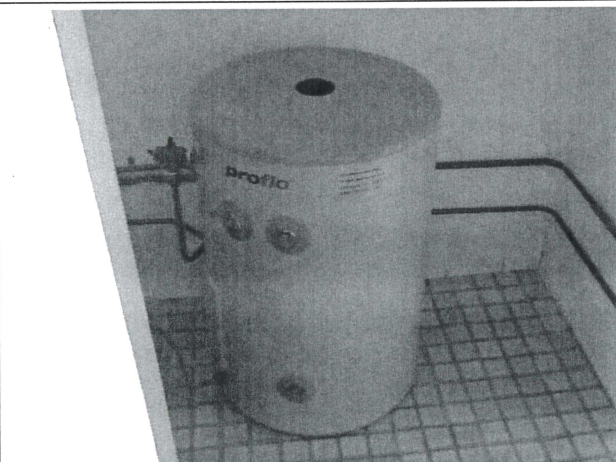


Photo No: J145125-BCC001-Photo028
Result: SMF - Presumed Positive
Building/Level: 007 Area Case Manager-Ground Level
Room/Location: Toilet-
Feature/Material: Hot Water Heater-Insulation Material

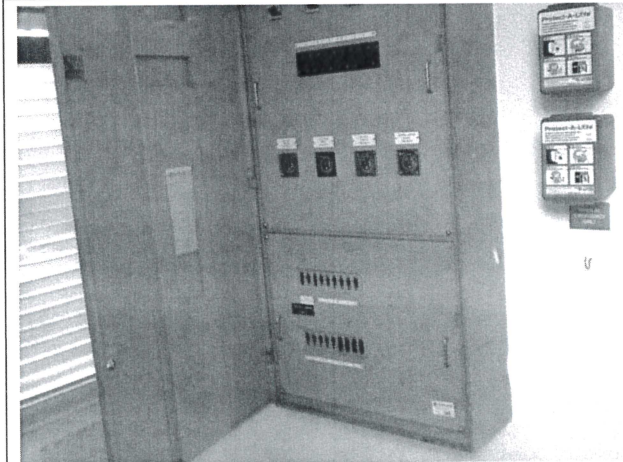


Photo No: J145125-BCC001-Photo029
Result: Asbestos - Presumed Positive
Building/Level: 009 Compound Office-Ground Level
Room/Location: Main Room-North
Feature/Material: Electrical Distribution Board-Compressed Bituminous Electrical Panel

Photographs

Berrima Correctional Centre 02-06-2016

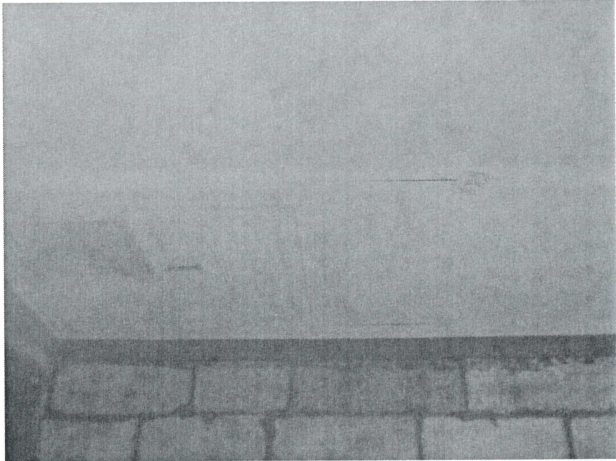


Photo No: J145125-BCC001-Photo045
Result: Asbestos - Previously Sampled Positive
Building/Level: 012 Block E Cells 1 to 17-Ground Level
Room/Location: Northwest Room-Throughout
Feature/Material: Ceiling-Fibre Cement Sheetting

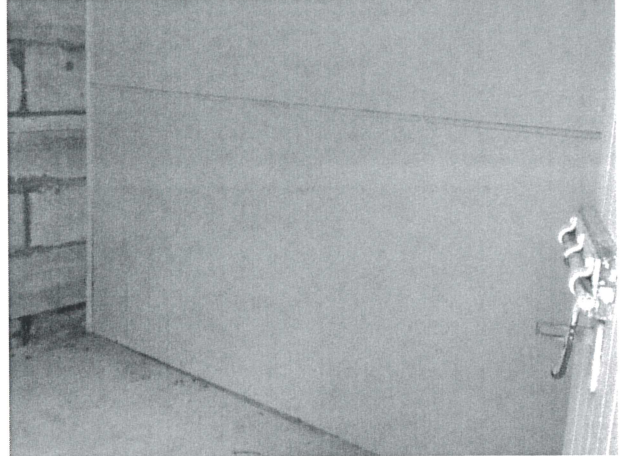


Photo No: J145125-BCC001-Photo044
Result: Asbestos - Previously Sampled Positive
Building/Level: 012 Block E Cells 1 to 17-Ground Level
Room/Location: Northwest Room-Throughout
Feature/Material: Wall Covering-Fibre Cement Sheetting

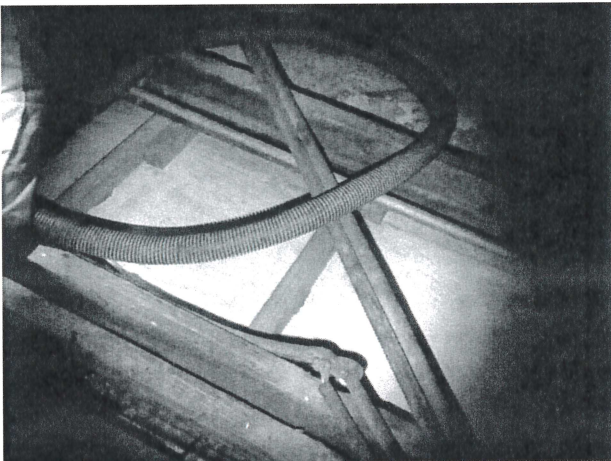


Photo No: J145125-BCC001-Photo033
Result: Asbestos - Previously Sampled Positive
Building/Level: 013 Kitchen/Dining/Activities-Ground Level
Room/Location: Ceiling Space-Throughout
Feature/Material: Ceiling-Compressed Cement Sheetting

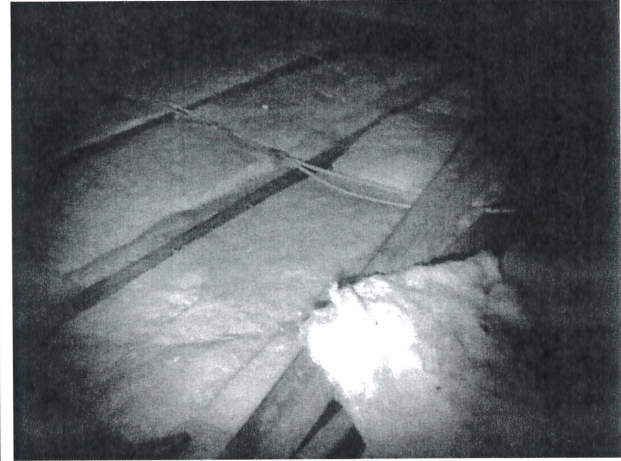


Photo No: J145125-BCC001-Photo035
Result: SMF - Positive
Building/Level: 013 Kitchen/Dining/Activities-Ground Level
Room/Location: Ceiling Space-Throughout
Feature/Material: Insulation-Insulation Battis



Photo No: J145125-BCC001-Photo036
Result: SMF - Positive
Building/Level: 013 Kitchen/Dining/Activities-Ground Level
Room/Location: Ceiling Space-Throughout
Feature/Material: Pipework Insulation-Insulation Material



Photo No: J145125-BCC001-Photo032
Result: Asbestos - Previously Sampled Positive
Building/Level: 013 Kitchen/Dining/Activities-Ground Level
Room/Location: Laundry-Throughout
Feature/Material: Ceiling-Fibre Cement Sheetting

Photographs

Berrima Correctional Centre 02-06-2016

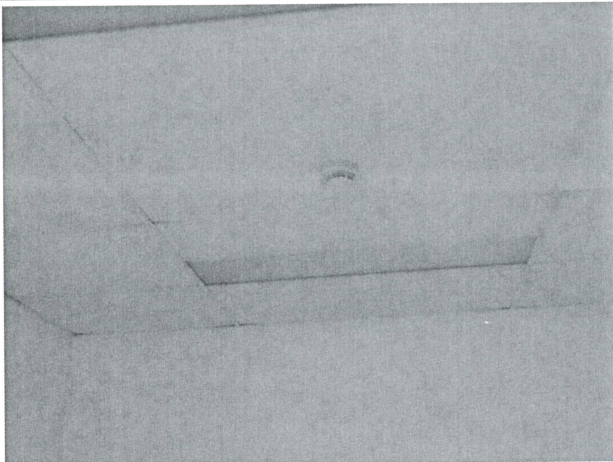


Photo No: J145125-BCC001-Photo031
Result: Asbestos - Previously Sampled Positive
Building/Level: 013 Kitchen/Dining/Activities-Ground Level
Room/Location: Psychiatrist Office-Throughout
Feature/Material: Ceiling-Fibre Cement Sheetting

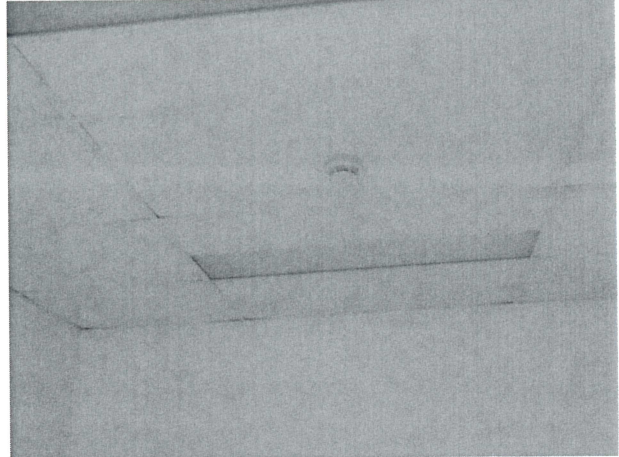


Photo No: J145125-BCC001-Photo034
Result: SMF - Positive
Building/Level: 013 Kitchen/Dining/Activities-Ground Level
Room/Location: Psychiatrist Office-Throughout
Feature/Material: Ceiling Tiles-Compressed Ceiling Tiles



Photo No: J145125-BCC001-Photo039
Result: SMF - Presumed Positive
Building/Level: 016 Industries Building-Ground Level
Room/Location: Dark Room-Throughout
Feature/Material: Hot Water Heater-Insulation Material

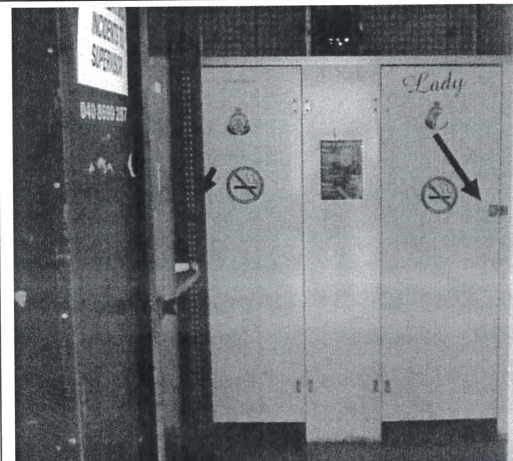


Photo No: J145125-BCC001-Photo037
Result: Asbestos - Previously Sampled Positive
Building/Level: 016 Industries Building-Ground Level
Room/Location: Inmate Toilet-Throughout
Feature/Material: Cubicle Partitions-Compressed Cement Sheetting



Photo No: J145125-BCC001-Photo040
Result: SMF - Presumed Positive
Building/Level: 016 Industries Building-Ground Level
Room/Location: Main Workshop-West
Feature/Material: Hot Water Heater-Insulation Material



Photo No: J145125-BCC001-Photo038
Result: SMF - Presumed Positive
Building/Level: 016 Industries Building-Ground Level
Room/Location: Officers Toilet-Throughout
Feature/Material: Hot Water Heater-Insulation Material

Photographs

Berrima Correctional Centre 02-06-2016

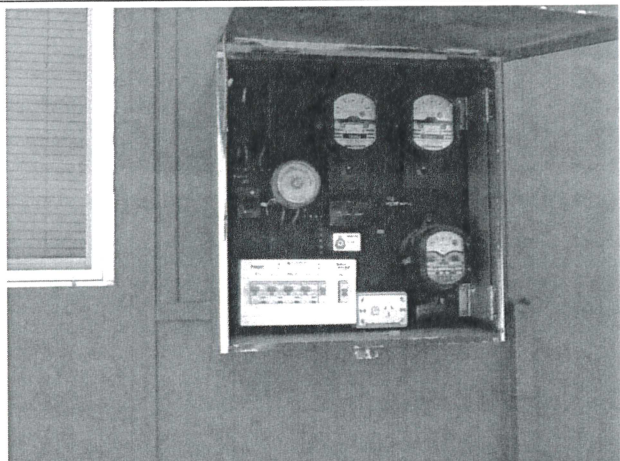


Photo No: J145125-BCC001-Photo084
Result: Asbestos - Previously Sampled Positive
Building/Level: 017 Officers Amenities Building-Ground Level
Room/Location: House-East Side
Feature/Material: Electrical Distribution Board-Compressed Bituminous Electrical Panel



Photo No: J145125-BCC001-Photo085
Result: Asbestos - Previously Sampled Positive
Building/Level: 017 Officers Amenities Building-Ground Level
Room/Location: House-North Garden
Feature/Material: Pit-Moulded Fibre Cement



Photo No: J145125-BCC001-Photo083
Result: Asbestos - Previously Sampled Positive
Building/Level: 017 Officers Amenities Building-Ground Level
Room/Location: House-Surrounding
Feature/Material: Eaves-Fibre Cement Sheetting

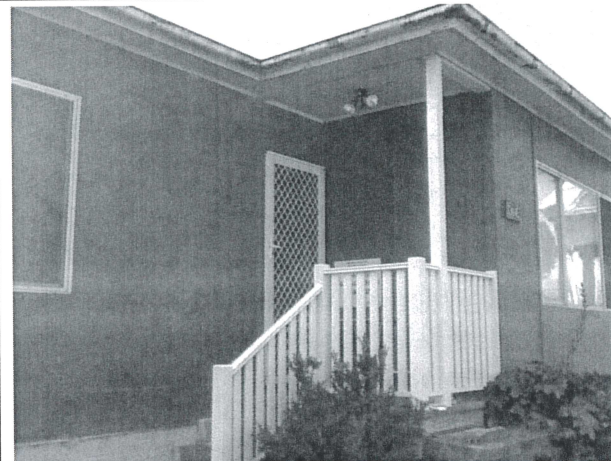


Photo No: J145125-BCC001-Photo086
Result: Asbestos - Previously Sampled Positive
Building/Level: 017 Officers Amenities Building-Ground Level
Room/Location: House-Surrounding
Feature/Material: Wall Cladding-Fibre Cement Sheetting

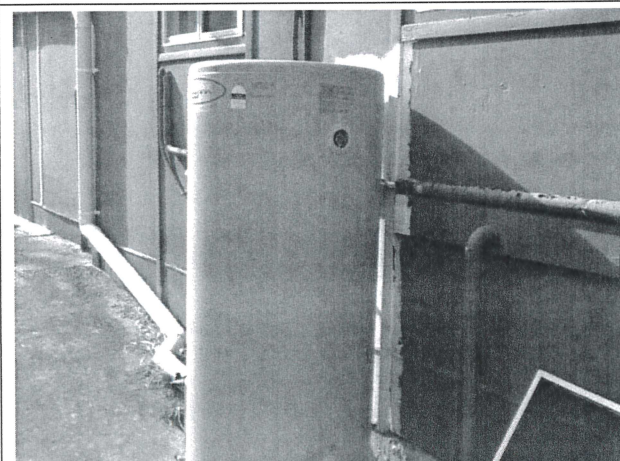


Photo No: J145125-BCC001-Photo087
Result: SMF - Presumed Positive
Building/Level: 017 Officers Amenities Building-Ground Level
Room/Location: House-Western Side
Feature/Material: Hot Water Heater-Insulation Material

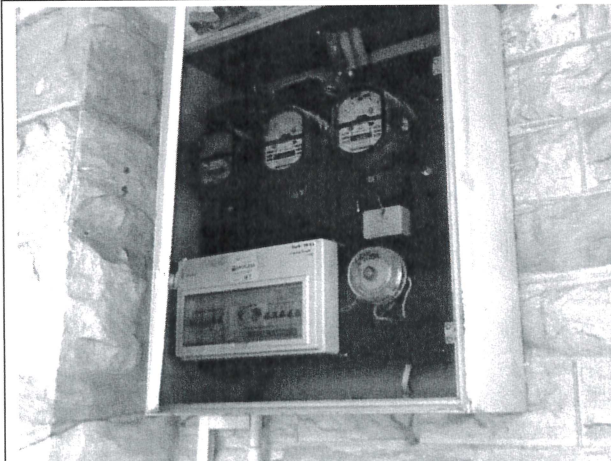


Photo No: J145125-BCC001-Photo073
Result: Asbestos - Previously Sampled Positive
Building/Level: 018 Oberon House-Ground Level
Room/Location: Electrical Cupboard-
Feature/Material: Electrical Distribution Board-Compressed Bituminous Electrical Panel

Photographs

Berrima Correctional Centre 02-06-2016



Photo No: J145125-BCC001-Photo070
Result: Lead (Paint) - Previously Sampled Positive
Building/Level: 018 Oberon House-Ground Level
Room/Location: Throughout-Doors
Feature/Material: Door & Frame-Lower Paint System/s

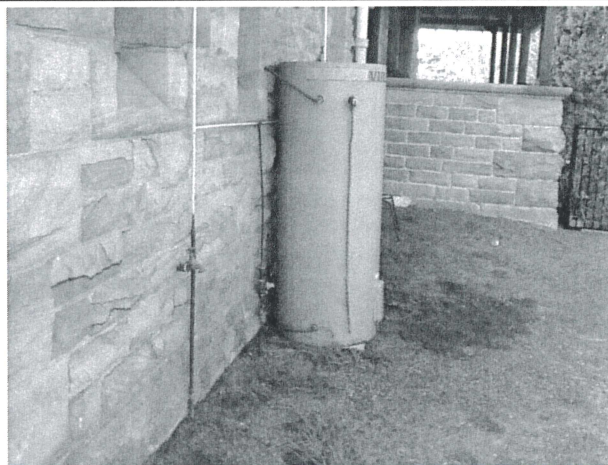


Photo No: J145125-BCC001-Photo074
Result: SMF - Presumed Positive
Building/Level: 018 Oberon House-Level One
Room/Location: West Side-
Feature/Material: Hot Water Heater-Insulation Material

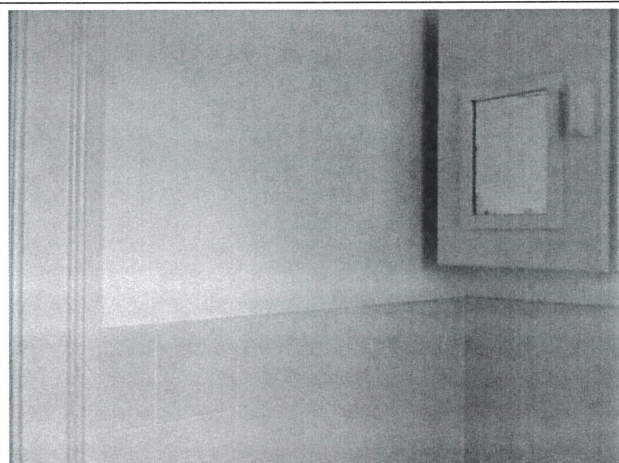


Photo No: J145125-BCC001-Photo071
Result: Asbestos - Previously Sampled Positive
Building/Level: 018 Oberon House-Level One
Room/Location: Bathroom-Bath surrounding
Feature/Material: Wall Covering-Fibre Cement Sheetting



Photo No: J145125-BCC001-Photo072
Result: Lead (Paint) - Previously Sampled Positive
Building/Level: 018 Oberon House-Level One
Room/Location: Throughout-Windows
Feature/Material: Window Frame-Lower Paint System/s



Photo No: J145125-BCC001-Photo075
Result: Lead (Paint) - Previously Sampled Positive
Building/Level: 019 Dangerous Goods Store-Ground Level
Room/Location: Exterior-Windows
Feature/Material: Window Frame-Lower Paint System/s



Photo No: J145125-BCC001-Photo076
Result: Lead (Dust) - Previously Sampled Positive
Building/Level: 019 Dangerous Goods Store-Ground Level
Room/Location: Ceiling Space-Throughout
Feature/Material: On Top of Ceiling-Dust - Lead

Photographs

Berrima Correctional Centre 02-06-2016

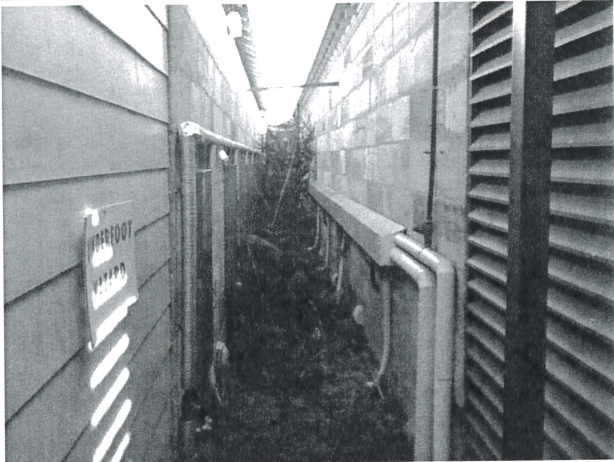


Photo No: J145125-BCC001-Photo043
Result: SMF - Positive
Building/Level: 031 Diesel Generator Room-Ground Level
Room/Location: Service Corridor adj. Diesel Room-Throughout
Feature/Material: Pipework Insulation-Insulation Material

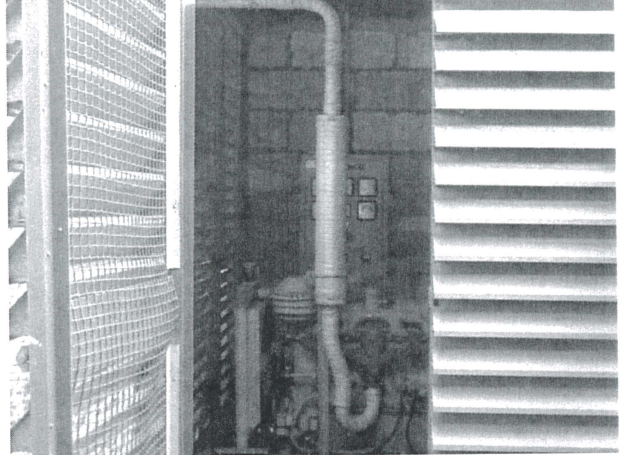


Photo No: J145125-BCC001-Photo041
Result: Asbestos - Previously Sampled Positive
Building/Level: 031 Diesel Generator Room-Ground Level
Room/Location: Diesel Room-Exhaust Pipe
Feature/Material: Pipework Insulation-Woven Rope

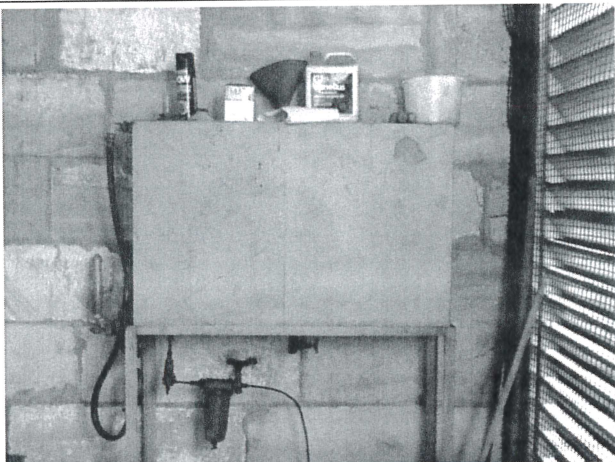


Photo No: J145125-BCC001-Photo042
Result: Storage Tanks - Presumed Positive
Building/Level: 031 Diesel Generator Room-Ground Level
Room/Location: Diesel Room-Fuel Tank
Feature/Material: Non-Hazardous Feature-Non-Hazardous Material



Photo No: J145125-BCC001-Photo057
Result: Lead (Paint) - Positive
Building/Level: 032 Store-Ground Level
Room/Location: Entry Door-
Feature/Material: Door & Frame-Upper & Lower Paint System/s



Photo No: J145125-BCC001-Photo050
Result: SMF - Positive
Building/Level: 033 Maintenance/Teach/Welfare/P&P etc-Ground Level
Room/Location: Maintenance-Northern Service Corridor
Feature/Material: Pipework Insulation-Insulation Material



Photo No: J145125-BCC001-Photo052
Result: SMF - Positive
Building/Level: 033 Maintenance/Teach/Welfare/P&P etc-Ground Level
Room/Location: Maintenance-Ceiling Space
Feature/Material: Insulation-Insulation Batt/s

Photographs

Berrima Correctional Centre 02-06-2016



Photo No: J145125-BCC001-Photo051
Result: SMF - Presumed Positive
Building/Level: 033 Maintenance/Teach/Welfare/P&P etc-Ground Level
Room/Location: Maintenance-Office
Feature/Material: Hot Water Heater-Insulation Material

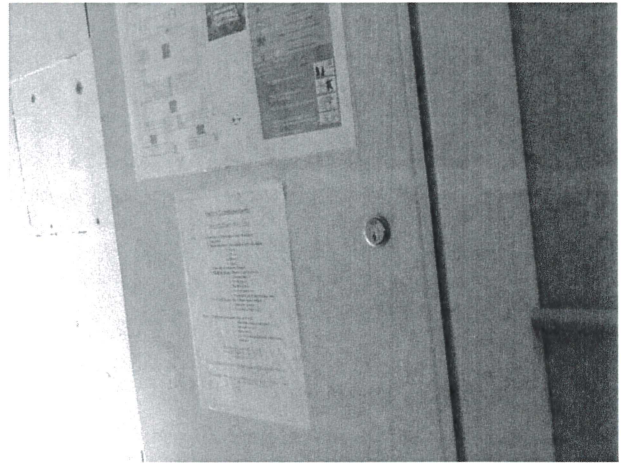


Photo No: J145125-BCC001-Photo056
Result: Asbestos - Presumed Positive
Building/Level: 033 Maintenance/Teach/Welfare/P&P etc-Ground Level
Room/Location: Teachers Room-Office
Feature/Material: Electrical Distribution Board-Compressed Bituminous Electrical Panel

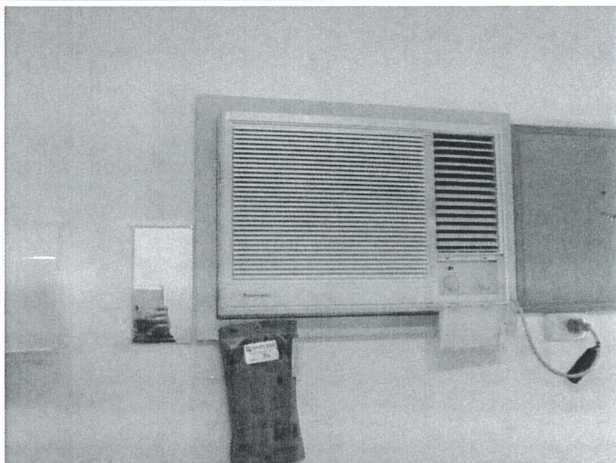


Photo No: J145125-BCC001-Photo063
Result: ODS - Presumed Positive
Building/Level: 036 Recept/Roster/Segro-Ground Level
Room/Location: Exterior-North
Feature/Material: A/C Unit-R22 - Chlorodifluoromethane



Photo No: J145125-BCC001-Photo065
Result: Asbestos - Previously Sampled Positive
Building/Level: 036 Recept/Roster/Segro-Ground Level
Room/Location: In Ground-Drainage Pipe
Feature/Material: Pipe-Moulded Fibre Cement

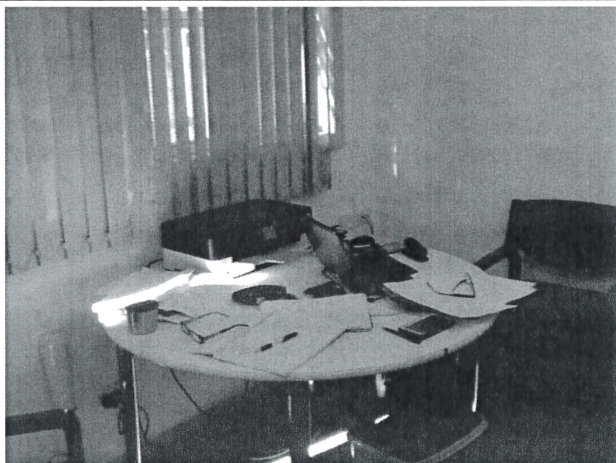


Photo No: J145125-BCC001-Photo064
Result: SMF - Positive
Building/Level: 036 Recept/Roster/Segro-Ground Level
Room/Location: Reception-Wall Cavity
Feature/Material: Insulation-Insulation Batts

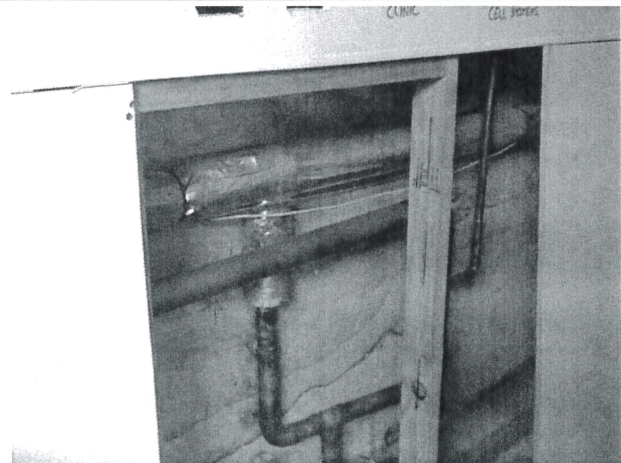


Photo No: J145125-BCC001-Photo062
Result: SMF - Positive
Building/Level: 036 Recept/Roster/Segro-Ground Level
Room/Location: Reception-Wall Cavity
Feature/Material: Pipework Insulation-Insulation Material

Photographs

Berrima Correctional Centre 02-06-2016

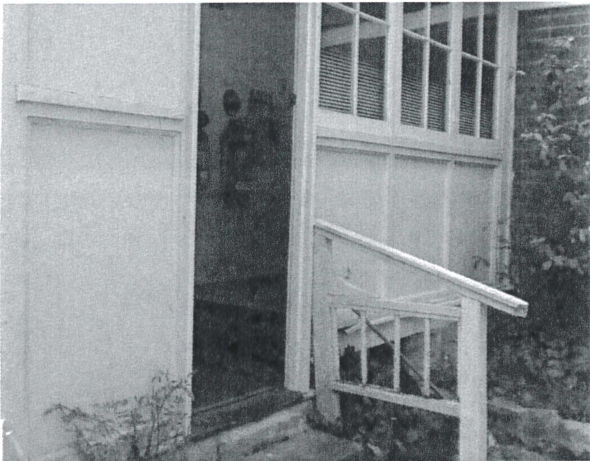


Photo No: J145125-BCC001-Photo105
Result: Asbestos - Previously Sampled Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: West Side-Under Windows
Feature/Material: Infill Panels - Low Level-Fibre Cement Sheetting



Photo No: J145125-BCC001-Photo088
Result: Lead (Paint) - Previously Sampled Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: All rooms-Throughout
Feature/Material: Timber Work-Lower Paint System/s



Photo No: J145125-BCC001-Photo090
Result: Lead (Paint) - Previously Sampled Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: All rooms-Throughout
Feature/Material: Window Frame-Lower Paint System/s



Photo No: J145125-BCC001-Photo093
Result: SMF - Presumed Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: Bathroom-North
Feature/Material: Hot Water Heater-Insulation Material

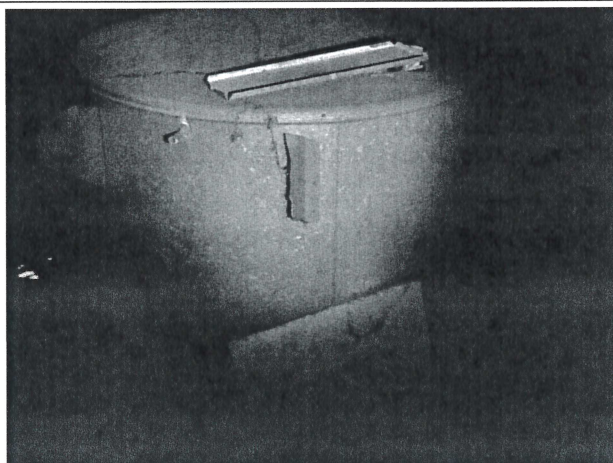


Photo No: J145125-BCC001-Photo099
Result: SMF - Presumed Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: Ceiling Space-Old Water Heater
Feature/Material: Hot Water Heater-Insulation Material



Photo No: J145125-BCC001-Photo096
Result: SMF - Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: Ceiling Space-Throughout
Feature/Material: Ductwork Insulation-Insulation Material

Photographs

Berrima Correctional Centre 02-06-2016



Photo No: J145125-BCC001-Photo098
Result: Lead (Dust) - Previously Sampled Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: Ceiling Space-Throughout
Feature/Material: On Top of Ceiling-Dust - Lead



Photo No: J145125-BCC001-Photo097
Result: Lead (Dust) - Previously Sampled Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: Ceiling Space-Throughout
Feature/Material: On Top of Ceiling-Dust - Lead



Photo No: J145125-BCC001-Photo102
Result: Asbestos - Previously Sampled Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: South-west Corridor-South Wall
Feature/Material: Wall Covering-Fibre Cement Sheetting



Photo No: J145125-BCC001-Photo101
Result: Asbestos - Previously Sampled Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: South-west Corridor-Under Windows
Feature/Material: Infill Panels - Low Level-Fibre Cement Sheetting



Photo No: J145125-BCC001-Photo103
Result: Asbestos - Previously Sampled Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: Toilet-South
Feature/Material: Ceiling-Fibre Cement Sheetting

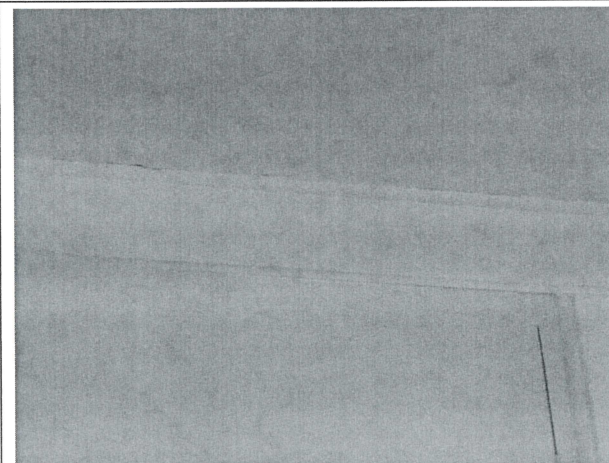


Photo No: J145125-BCC001-Photo104
Result: Asbestos - Previously Sampled Positive
Building/Level: 038 Admin/Governor-Ground Level
Room/Location: Toilet-South
Feature/Material: Infill Panels - High Level-Fibre Cement Sheetting

Photographs

Berrima Correctional Centre 02-06-2016



Photo No: J145125-BCC001-Photo068
Result: Asbestos - Previously Sampled Positive
Building/Level: 800 Outer Grounds-Ground Level
Room/Location: Adjacent Main Entry-Buired under both sides of steps
Feature/Material: Pipe-Moulded Fibre Cement

Asbestos

This assessment was undertaken in accordance with the following documents and within the constraints of the scope of works:

How to Manage and Control Asbestos in the Workplace: Code of Practice (Safe Work Australia, 2011)
NSW Work Health & Safety Regulation 2011

No representative samples of suspected asbestos-containing material were collected and placed in plastic bags with clip-lock seals. These samples were analysed in Greencap's NATA-accredited laboratory for the presence of asbestos by Polarised Light Microscopy.

Where it was determined that asbestos was present, a risk and priority assessment was conducted in accordance with Greencap's standard Risk Assessment and Priority Ranking System. Refer to section on Priority Rating System for detailed information on this system.

Inaccessible areas that are likely to contain asbestos have been assumed to contain asbestos until further inspection and analysis of samples has been undertaken by an approved analyst.

A strategy of using representative samples of suspected asbestos-containing materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the audit should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material until proven otherwise.

Suspected and/or confirmed asbestos containing materials were labelled in accordance with the requirements of AS 1319-1994 - Safety Signs for the Occupational Environment during the site inspection. Placement of labels has been based on the judgement of the surveyor taking into account aspects such as the location (e.g. public area or plant room), accessibility and disturbance potential of the items and the longevity of the label. Details of the items that have been labelled are provided in the Asbestos Register.

SMF

Synthetic Mineral Fibre (SMF) Accessible areas where Synthetic Mineral Fibre (SMF) insulation was visually confirmed as being present were noted to give a general indication to the presence of materials throughout the building.

PCB

Polychlorinated Biphenyls (PCBs) Representative light fittings containing capacitors were inspected where safely practicable and details noted for cross-referencing with the ANZECC Identification of PCB-Containing Capacitors - 1997. Where metal capacitors were not listed on the database, these capacitors are noted as suspected to contain polychlorinated biphenyls.

Lead Paint

Representative painted surfaces were tested unobtrusively for the presence of lead using the LeadCheck paint swab method. This method can give an instantaneous qualitative result and reproducibly detect lead in paints at concentrations of 0.5% (5,000ppm) and above, and may indicate lead in some paint films as low as 0.2% (2,000ppm). The sampling program was representative of the various types of paints found within the site, concentrating on areas where lead based paints may have been used (Eg. Gloss paints on doors, railings, guttering and downpipes, columns, window and door architraves, skirting boards etc). The objective of lead paint identification in this survey is to highlight the presence of lead-based paints within the building, not to specifically quantify every source of lead-based paint.

Lead Dust

The collection and analysis of 0 suspected lead containing dust samples were conducted in accordance with AS 4874-2000 'Guide to the Investigation of Potentially Contaminated Soil and Deposited Dust as a Source of Lead Available to Humans' and analysed in an external NATA-accredited laboratory by ICP-AES methods. Refer to Lead Sample Analysis Report.

ODS

Ozone Depleting Substances (ODSs) Representative items of air conditioning and chiller plant suspected of containing ozone-depleting substances (ODSs) were noted and cross referenced with known ozone-depleting gases published by the United Nations Environment Program.

Risk Assessment Factors - Asbestos

The presence of asbestos-containing materials (ACMs) does not necessarily constitute an exposure risk. However, if the ACM is sufficiently disturbed to cause the release of airborne respirable fibres, then an exposure risk may be posed to individuals. The assessment of the exposure risk posed by ACMs assesses (a) the material condition and friability, and (b) the disturbance potential.

Material Condition

The assessment factors for material condition include:

- Evidence of physical deterioration and/or water damage.
- Degree of friability of the ACM.
- Surface treatment, lining or coating (if present).
- Likelihood to sustain damage or deterioration in its current location and state.

Physical Condition and Damage

The condition of the ACM is rated as either being good, fair or poor.

Good	refers to an ACM that has not been damaged or has not deteriorated
Fair	refers to an ACM having suffered minor cracking or de-surfacing.
Poor	describes an ACM which has been damaged or its condition has deteriorated over time.

Friability and Surface Treatment

The degree of friability of ACMs describes the ease of which the material can be crumbled, and hence to release fibres, and takes into account surface treatment.

Friable asbestos

(e.g. sprayed asbestos beam insulation (limpet), pipe lagging) can be easily crumbled and is more hazardous than non-friable asbestos products.

Non-friable asbestos

also referred to as bonded asbestos, typically comprises asbestos fibres tightly bound in a stable non-asbestos matrix or impregnated with a coating. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc), asbestos containing vinyl floor tiles, compressed gaskets and electrical backing boards.

Disturbance Potential

In order to assess the disturbance potential, the following factors are considered:

- Requirement for access for either building work or maintenance operations.
- Likelihood and frequency of disturbance of the ACM.
- Accessibility of the ACM.
- Proximity of the ACM to air plenums and direct air stream.
- Quantity and exposed surface areas of ACM.
- Normal use and activity in area, and numbers of persons in vicinity of ACM.

These factors are used to determine (i) the potential for fibre generation, and (ii) the potential for exposure to person/s, as a rating of low, medium or high disturbance potential:

Risk Status

The risk factors described previously are used to rank the asbestos exposure risk posed by the presence of the ACM.

- A low risk rating describes ACMs that pose a low exposure risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.
- A medium risk rating applies to ACMs that pose an increased exposure risk to people in the area.
- A high risk rating applies to ACMs that pose a higher exposure risk to personnel or the public in the vicinity of the material due to their condition or disturbance potential.

Priority Rating System

Priority Actions

The following priority rating system is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

Priority 1 (P1)	Action:	Restrict Access to Area & Organise Abatement Works as soon as practicable & Manage any remaining materials as part of an AMP
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Area has ACMs, which are either damaged or are being exposed via continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other locations with continued unrestricted use of the area. Representative asbestos fibre monitoring should be conducted in the area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended.

As an interim, restrict access.

Priority 2 (P2)	Action:	Organise Remedial Works as soon as practicable & Manage any remaining materials as part of an AMP
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Area has ACMs with a potential for disturbance due to the following conditions:

1. Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
2. The material is accessible and when disturbed, can present a short-term exposure risk.
3. Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling systems, ceilings, lighting, fire safety systems or floor layout.

Appropriate abatement measures should be taken as soon as practicable. A negligible exposure risk exists if materials remain under the control of an Asbestos Management Plan (AMP).

Priority 3 (P3)	Action:	No Short-Term Remedial Works Required Review periodically and Manage as part of an AMP
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Area has ACMs, where:

1. The condition of friable ACMs is currently stable and has low potential of being disturbed.
2. The ACM is currently in a non-friable form, may have slight damage, but does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

This presents a low risk of exposure where the materials are left undisturbed under the control of an Asbestos Management Plan (AMP). Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

Priority 4 (P4)	Action:	No Short-Term Remedial Works Required Review periodically and Manage as part of an AMP
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Area has ACMs in a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances and can be safely subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be maintained in good condition and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.

The Occupational Health and Safety Regulations of most Australian states & territories refer to a Code of Practice for Guidance on identification and management of asbestos materials (ACMs) in workplaces. The requirements are summarised below.

Asbestos Management Plan (AMP)

An AMP should be developed for the site as per the Code of Practice. The AMP should be a broad ranging document detailing the following information:

- The site's asbestos material register.
- Responsibilities for relevant persons in the management of ACMs.
- Mechanisms for communicating the location, type and condition of ACMs, the risks posed by these and the control measures adopted to minimise these risks.
- Training arrangements for workers and contractors.
- A Procedure for reviewing and updating the AMP and the register.
- Air Monitoring and clearance inspection arrangements.
- Timetable for action to review risk assessments and undertake asbestos management activities.
- Records of any maintenance or service work conducted on ACMs, including clearance certificates for removed items.

Updates to Register, AMP and Risk Assessments

The asbestos register and the AMP should be reviewed (via visual inspection by a competent person) and updated at least every 5 years or earlier where a risk assessment indicates the need for a re-assessment or if any ACMs have been removed or updated as per the requirements of the Code of Practice.

Risk assessments should be reviewed regularly and as specified by the Code of Practice, particularly when there is evidence that the risk assessment is no longer valid, control measures are shown to be ineffective or there is a significant change planned for the workplace or work practices or procedures relevant to the risk assessment; or there is a change in ACM condition or ACMs have since been enclosed, encapsulated or removed.

Labelling

All confirmed or presumed ACMs (or their enclosures) should be labelled to identify the material as asbestos-containing or presumed asbestos-containing and to warn that the items should not be disturbed as per the requirements of the Code of Practice.

Training

Staff and site personnel must be provided with Asbestos Awareness training in accordance with the Code of Practice. Training should inform staff how to work safely alongside asbestos by instructing them of:

1. The health risks associated with asbestos.
2. Their roles and responsibilities under the AMP.
3. Procedures for managing asbestos on-site.
4. The correct use of control measures and safe work methods to minimise the risks from asbestos.

Refurbishment / Demolition Requirements

This audit is limited by the Scope of Works and Methodology outlined within this report.

Generally, a new audit or revised audit is required prior to any planned refurbishment, alteration, demotion or upgrade works that may disturb ACMs at the site in accordance with Australia Standard AS 2601: The Demolition of Structures and Demolition Work Code of Practice(Safe Work Australia, July 2015).

Removal of Asbestos Materials

Any works involving the removal of ACMs should be undertaken by a Licensed Asbestos Removal Contractor (LARC). In addition, an appropriately qualified independent Asbestos Consultant / Occupational Hygienist should undertake asbestos fibre air monitoring during/after works, and issue a Clearance Certificate to validate the works have been undertaken safely.

All works should be conducted in accordance with legislative requirements and following the requirements of the document 'How to Safely Remove Asbestos: Code of Practice (Safe Work Australia, 2011)'.

The Occupational Health and Safety Regulations of most Australian states & territories have requirements for the identification and control of risks within workplaces. These broad requirements extends to the hazardous materials that may be present within buildings at the workplace. The requirements for management of hazardous materials is summarised below.

Synthetic Mineral Fibre (SMF)

Synthetic Mineral Fibre (SMF) is a man-made insulation material used extensively in industrial, commercial and residential sites as fire rating, reinforcement in construction materials and as acoustic and thermal insulators. Types of SMF materials include fibreglass, rockwool, ceramic fibres and continuous glass filaments.

There are two basic forms of Synthetic Mineral Fibre (SMF) insulation, bonded and un-bonded.

- Bonded SMF is where adhesives, binders or cements have been applied to the SMF before delivery and the SMF product has a specific shape.
- Un-bonded SMF has no adhesives, binders or cements and the SMF is loose material packed into a package.

Exposure to SMF can result in short-term skin, eye and respiratory irritation. SMF is also classified as a possible human carcinogen with a possible increase in risk in lung cancer from long-term exposure.

The use of and the safe removal of SMF materials should be conducted in accordance with the National Code of Practice for the safe use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].

Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCBs) are a toxic organochlorine used as insulating fluids in electrical equipment such as transformers, capacitors and fluorescent light ballasts that were largely banned from importation in Australia in the 1970s.

PCBs are listed as a probable human carcinogen and should be managed in accordance with the ANZECC Polychlorinated Biphenyls Management Plan, 2003. The handling and disposal of PCBs must be performed in accordance with applicable state and commonwealth environmental protection laws as scheduled PCB waste.

The following Personal Protective Equipment (PPE) should be worn when handling items containing or suspected to contain PCBs - nitrile gloves, eye protection, and disposable overalls. The PPE should be worn when removing capacitors from light fittings in case PCBs leak from the capacitor housing.

Lead Paint

Lead paint, as defined by the Australian Standard "AS4361.2: 1998 Guide to Lead Paint Management; Part 2: Residential and Commercial Buildings", is that which contains in excess of 1% Lead by weight.

Lead carbonate (white lead) was once the main white pigment in paints for houses and public buildings. Paint with lead pigment was manufactured up until the late 1960's, and in 1969 the National Health and Medical Research Council's Uniform Paint Standard was amended to restrict lead content in domestic paint.

Lead in any form is toxic to humans when ingested or inhaled, with repeated transmission of particles cumulating in lead poisoning. Lead paint is assessed based on two potential routes of exposure. Firstly by the likelihood of inhalation or ingestion by people working in the vicinity of the paint and secondly by the condition of the paint. Paint that is flaking or in poor condition is more likely to be ingested than paint that is in a good, stable condition.

Any work relating to lead paint should be conducted in accordance with the 'National Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC: 2015 (1994)]'.

Lead in Dust

Lead is ubiquitous in the urban environment, resulting from industrial processes, lead containing paint and as a by-product from the combustion of leaded petrol and other sources. Lead can accumulate as a constituent of settled dust, particularly in areas not frequently cleaned (such as ceiling spaces, plant rooms, etc) in older buildings.

There is currently no specific criteria for "lead in dust" in Australia, however a criteria for lead in soil in residential settings of 300mg/kg is established. The use of this criteria for lead in dust is supported by a number of government agencies and papers, including the WA Department of Health 'Report on Lead Dust Monitoring in residences undertaken in Esperance Between 1 July and 8 August 2007' (December 2007), the NSW EPA document 'Managing Lead Contamination in Home Maintenance, Renovation and Demolition Practices: A Guide for Councils' (February 2003) and the EnHealth document 'Health-based Soil Investigation Levels' (March 2001).

Settled dust in ceilings, etc. is generally more finely divided than soils, and the disturbance or removal of dust with elevated lead content has the potential to exceed exposure standards for inspirable dust and lead.

Prior to undertaking any removal work, the risk for potential exposure must be assessed and consideration to conducting health surveillance and biological monitoring should be given. Since it is difficult to use engineering controls to control

airborne dust levels for some dust removal work situations (e.g. enclosed ceiling spaces), there is a greater reliance on personal respiratory protection to provide a safe working environment for the workers carrying out this task. Hence, any workers undertaking such tasks should have adequate training in correct work procedures, including the selection, use and maintenance of personal protective equipment and good personal hygiene practices.

Ozone Depleting Substances (ODSs)

Ozone Depleting Substances (ODSs) are those substances which deplete the earth's ozone layer and have been widely used in a range of commercial and industrial applications. All bulk imports of these substances (except HCFCs and methyl bromide) are banned into Australia under an international agreement known as the Montreal Protocol.

Hydrochlorofluorocarbons (HCFC) are refrigerants of low ozone depleting potential that are commonly used in air-conditioning plant, chillers and condensers. HCFCs are subject to Australian Government controls on import and manufacture as part of a phase out quota system in accordance with the Montreal Protocol and the Commonwealth Ozone Protection & Synthetic Greenhouse Gas Management Act 1989. Imports of these substances will be fully banned by 2020 with only very limited supplies then available until 2030 to service remaining HCFC-dependant equipment.

Maintenance contractors working with these gases should have procedures in place to safely work with, store, handle and dispose of materials correctly.

Statement Of Limitations

This report has been prepared in accordance with the agreement between Joss Group and Greencap.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report is solely for the use of Joss Group and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Greencap.

This report relates only to the identification of asbestos containing materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the survey has attempted to locate the asbestos containing materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect asbestos materials were collected for analysis. Other asbestos materials of similar appearance are assumed to have a similar content.

Not all suspected asbestos materials were sampled. Only those asbestos materials that were physically accessible could be located and identified. Therefore it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

- (a) Locations behind locked doors;
- (b) Inset ceilings or wall cavities;
- (c) Those areas accessible only by dismantling equipment or performing minor localised demolition works;
- (d) Service shafts, ducts etc., concealed within the building structure;
- (e) Energised services, gas, electrical, pressurised vessel and chemical lines;
- (f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc;
- (g) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works;
- (h) Height restricted areas
- (i) Areas deemed unsafe or hazardous at time of audit.

In addition to areas that were not accessible, the possible presence of hazardous building materials may not have been assessed because it was not considered practicable as:

1. It would require unnecessary dismantling of equipment; and/or
2. It was considered disruptive to the normal operations of the building; and/or
3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
4. The hazardous material was not considered to represent a significant exposure risk; and
5. The time taken to determine the presence of the hazardous building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the Hazardous Materials Register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been detected.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered. Therefore during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors.

This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

GREENCAP

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ASBESTOS CLEARANCE CERTIFICATE

Joss Facility Management

**Berrima Correctional Centre - Argyle Street, Berrima
NSW 2577**

August 2016

J145125-ACC-02

C107648 : GW



Asbestos Clearance Certificate

1. Client Details

Client: Joss Facility Management
P.O. Box 1486, Oak Flats
Oak Flats NSW 2529

Client Contact: Mathew Curran

Certificate Date: Monday, 29th August 2016

Greencap Reference: C107648: J145125-ACC-02- Berrima Correctional Centre - Asbestos Clearance Certificate 2016-08-29

2. Removal Details

Site Name & Address: Berrima Correctional Centre - Argyle Street, Berrima NSW

Building Room: Blocks D (007), C (005) and Sally Port Interior, Ground Level, Ceiling Space -

Asbestos Removal: Fibre cement debris & associated dust material

Date Of Removal Work: Thursday 25th & Friday 26th August 2016.

Licensed Asbestos Removal Contractor(LARC): P & D Envirotech Pty Ltd, a Class A licensed contractor (AD210930) as issued under the NSW Work Health and Safety Regulation 2011 by SafeWork NSW, conducted the asbestos removal works.

Removal Method: The areas were vacant at the time of the works. Barrier tape & asbestos signage was erected prior to removal works.

The works consisted of removing asbestos containing fibre cement sheet debris and associated dust from the ceiling space. The fibre cement sheeting debris and associated contaminated materials were placed in 200 µm thick plastic waste bags for removal from site. Surfaces within the removal area were then sprayed with a diluted PVA solution.

3. Inspection & Air Monitoring Details

Inspection Date: Friday 26th August 2016

Visual Inspection: A visual clearance inspection was undertaken by Geoffrey Wright, NSW Asbestos Licence No. LAA000130 as issued by SafeWork NSW of Greencap after the completion of the removal works. At the time of inspection there was no visible asbestos residue remaining within the removal work areas and the immediate surrounding areas as a result of the asbestos removal. The visual clearance inspection conducted was to the standard contemplated in 3.10 of the Safe Work Australia *Code of Practice: How to Safely Remove Asbestos (2011)*, but is by its nature not intended or able to certify that removal of all asbestos materials from the site has occurred.

Accordingly, Greencap does not guarantee that this visual clearance inspection has confirmed, warranted or certified the location, identification and/or the removal of all asbestos material either identified by Greencap or others in any report previously provided and/or which is or may be present on the site inspected.

Please refer to photographs in **Appendix 1**, and the site plan in **Appendix 2**.

Asbestos-materials remaining in-situ: **Please note:**

The remaining areas of the Berrima Correctional Centre contain asbestos; please refer to the site's Asbestos Register.

The site's Asbestos Register should be updated with the details of these works.

Remaining asbestos items should be suitably managed as stated within the *How*

to Manage and Control Asbestos In The Workplace: Code of Practice (SafeWork NSW, 2011). Prior to further refurbishment or maintenance works where the remaining ACMs are likely to get disturbed, it is recommended that the material is removed under controlled conditions by a suitably licensed contractor.

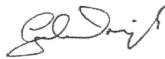
4. Limitations

This Clearance Certificate relates only to the asbestos materials and removal works described above.

Reference should be made to the site Asbestos Register for information regarding asbestos containing materials which remain or may be present in inaccessible areas.

Greencap was not engaged to revise the previous asbestos audit findings nor prepare any scope of works or work method statements for this job. The licensed asbestos removal contractor was engaged directly by the client and scope of work agreed previously with the client.

Regards,
Greencap



Geoffrey Wright
Property Risk Consultant
(NSW Licensed Asbestos Assessor LAA000130)

Asbestos Clearance Certificate

Joss Facility Management

**Berrima Correctional Centre - Argyle Street, Berrima
NSW 2577**

Appendix 1: Photographs

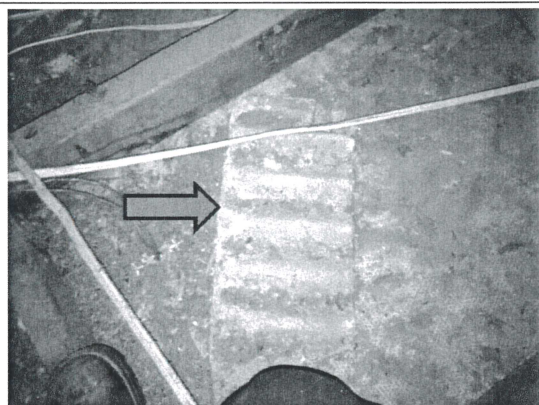


Photo 1. Block D, C & Sally Port, Fibre cement sheeting prior to removal works.

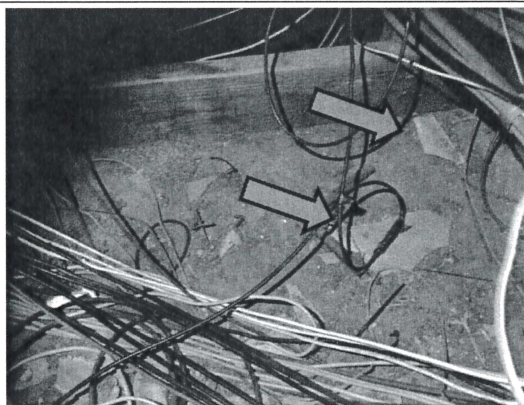


Photo 2. Block D, C & Sally Port, Fibre cement sheeting prior to removal works.

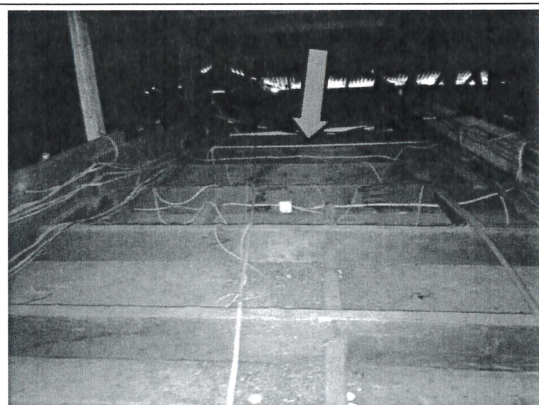


Photo 3. Block D, C & Sally Port, Fibre cement sheeting prior to removal works.

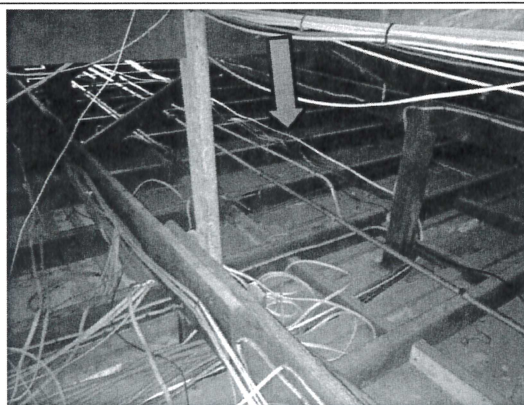


Photo 4. Block D, C & Sally Port, Fibre cement sheeting prior to removal works.

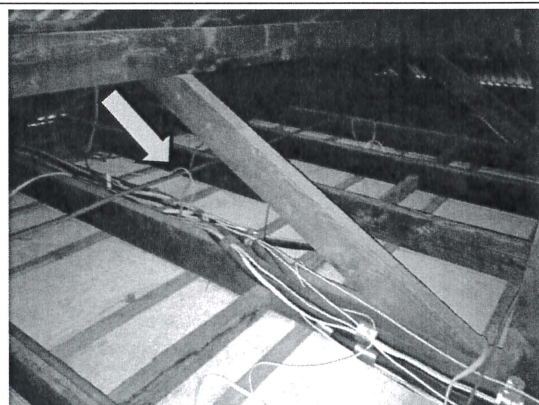


Photo 5. Block D, C & Sally Port, Ceiling space following removal works.

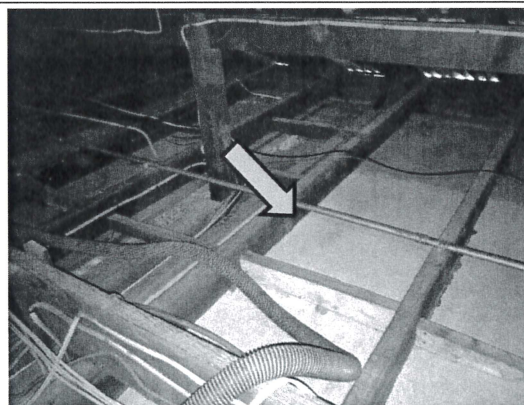


Photo 6. Block D, C & Sally Port, Ceiling space following removal works.

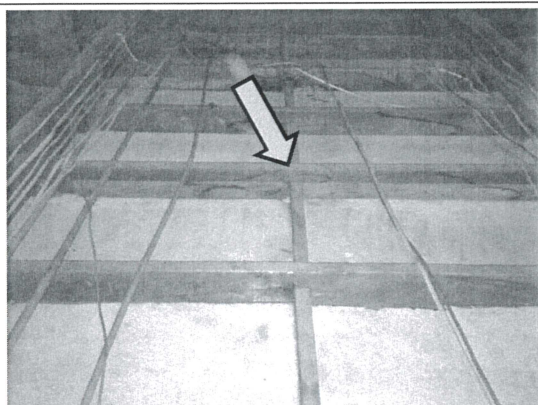


Photo 7. Block D, C & Sally Port, Ceiling space following removal works.



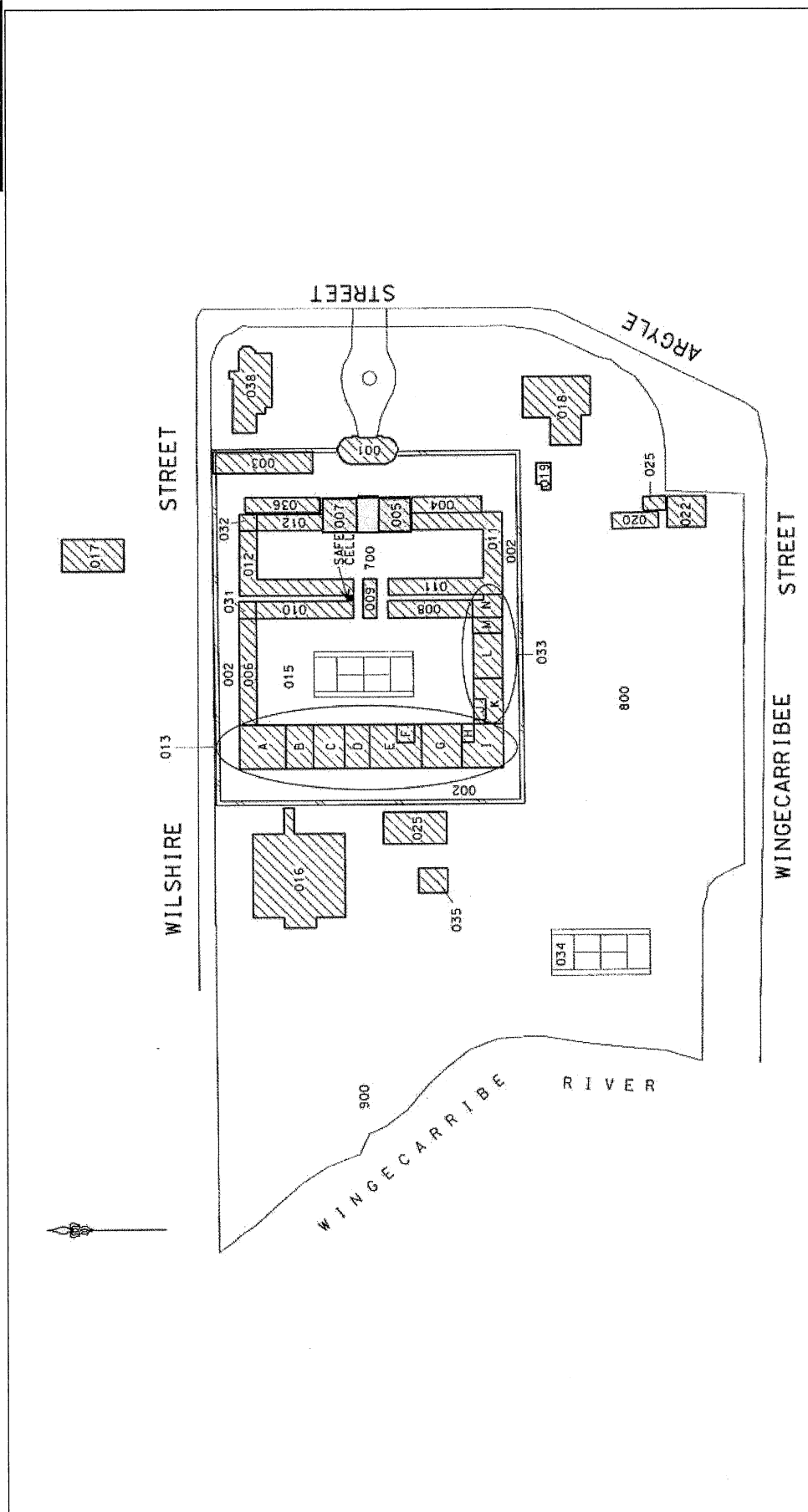
Photo 8. Block D, C & Sally Port, Ceiling space, Diluted PVA solution been applied following removal works.



Photo 9. Asbestos waste material bagged in 200 µm thick plastic waste bags for removal from site.

Asbestos Clearance Certificate
Joss Facility Management
Berrima Correctional Centre - Argyle Street, Berrima
NSW 2577

Appendix 2: Site Plan



 Legend Location of asbestos removal works	Location of Asbestos Removal			
	Address	Berrima Correctional Centre - Argyle Street, Berrima NSW	Client Name	Joss Facility Management
	Date	Monday, 29th August 2016	Job Number	J145125-ACC-02
	Consultant	Geoffrey Wright	Version	1.0

Asbestos Fibre Air Monitoring Report

Our Ref: C107648:J145125.01.001 AR Berrima Goal 25-08-2016

Client: Joss Facility Management

Client Address: 92-98 Wakaden Street, Griffith NSW 2680

Attention: Mathew Curran

Job Location: Argyle St, Berrima NSW 2577

Report Date: Thursday, 25 August 2016

Test Date: Thursday, 25 August 2016

Sampling Type: Control

Sampled By: **Pumps On:** Geoffrey Wright

Pumps Off: Geoffrey Wright

Method: Filters examined in accordance with Safe Work Australia's Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Fibres, 2nd Edition, 2005 [NOHSC:3003: (2005)] and as described in supplementary work instruction in-house method NALAB 301.

Filter No.	Test Type Sample Location	Sample Period Start-Finish	Average Flow Rate (L/min)	Fibres/ Fields	Result(s) Fibres/mL
Asbestos removal – During removal works of asbestos debris within the ceiling space of Block D					
C000256361	Field Blank	–	–	0.0/100	–
C000256410	Interior, Block D, Western side room – on window frame	0755 – 1420	1.40	5.0/100	< 0.01
C000256349	Exterior, Sally Port, Adjacent clinic – on electrical cabinet	0758 – 1422	1.40	1.0/100	< 0.01
C000256354	Exterior, Block D, Northwest side under awning – on window grate	0802 – 1424	1.40	0.0/100	< 0.01
C000256349	Exterior, Block C, Southwest side, Adjacent gardens – on wall bracket	0804 – 1426	1.40	0.0/100	< 0.01
C000256322	Exterior, Southeast side of block C, Adjacent visitors complex – on powder coated fence	0806 – 1430	1.40	1.0/100	< 0.01
C000256406	Exterior, Northeast side of Block D, Adjacent reception room – on window grate	0808 – 1432	1.40	0.0/100	< 0.01

Note: In accordance with p26 of NOHSC 3003 (2005), if the fibre count is less than 10 fibres/100 graticule areas, then the count is not considered significantly above that of background.



Approved Counter: Scott McIlwain



This document shall not be reproduced, except in full.

Accredited for compliance with ISO/IEC 17025 - Testing. Corporate Site No. 5450, Site No. 21836 Wollongong Laboratory.



The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

Approved Signatory: Scott Mcilwain

Asbestos Fibre Air Monitoring Report

Our Ref: C107648:J145125.01.002 AR Berrima Goal 26-08-2016

Client: Joss Facility Management

Client Address: 92-98 Wakaden Street, Griffith NSW 2680

Attention: Mathew Curran

Job Location: Argyle St, Berrima NSW 2577

Report Date: Friday, 26 August 2016

Test Date: Friday, 26 August 2016

Sampling Type: Control

Sampled By: **Pumps On:** Geoffrey Wright

Pumps Off: Geoffrey Wright

Method: Filters examined in accordance with Safe Work Australia's Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Fibres, 2nd Edition, 2005 [NOHSC:3003: (2005)] and as described in supplementary work instruction in-house method NALAB 301.

Filter No.	Test Type Sample Location	Sample Period Start-Finish	Average Flow Rate (L/min)	Fibres/ Fields	Result(s) Fibres/mL
Asbestos removal – During removal works of asbestos debris within the ceiling space of Block D					
C000256358	Field Blank	–	–	0.0/100	–
19304997	Interior, Block D, Western side communication room – on window frame	0720 – 1155	1.40	2.0/100	< 0.01
19304824	Exterior, Sally Port, Adjacent clinic – on electrical cabinet	0722 – 1156	1.40	0.0/100	< 0.01
19305023	Exterior, Block D, Northwest side under awning – on window grate	0724 – 1158	1.40	0.0/100	< 0.01
19304879	Exterior, Block C, Southwest side, Adjacent gardens – on wall bracket	0726 – 1200	1.40	0.0/100	< 0.01
C000256368	Exterior, Block C, Southeast end Adjacent visitors complex – on powder coated fence	0728 – 1202	1.40	0.0/100	< 0.01
C000256320	Exterior, Block D, Northeast end Adjacent reception room – on window grate	0730 – 1204	1.40	2.0/100	< 0.01

Note: In accordance with p26 of NOHSC 3003 (2005), if the fibre count is less than 10 fibres/100 graticule areas, then the count is not considered significantly above that of background.



Approved Counter: Scott McIlwain



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Testing. Corporate Site No. 5450, Site No. 21836
Wollongong Laboratory.



The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

Approved Signatory: Scott Mcilwain

Asbestos Fibre Air Monitoring Report

Our Ref: C107648:J145125.01.003 AC Berrima Goal 26-08-2016
Client: Joss Facility Management
Client Address: 92-98 Wakaden Street, Griffith NSW 2680
Attention: Mathew Curran
Job Location: Argyle St, Berrima NSW 2577
Report Date: Friday, 26 August 2016
Test Date: Friday, 26 August 2016
Sampling Type: Control
Sampled By: **Pumps On:** Geoffrey Wright
Pumps Off: Geoffrey Wright

Method: Filters examined in accordance with Safe Work Australia's Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Fibres, 2nd Edition, 2005 [NOHSC:3003: (2005)] and as described in supplementary work instruction in-house method NALAB 301.

Filter No.	Test Type Sample Location	Sample Period Start-Finish	Average Flow Rate (L/min)	Fibres/ Fields	Result(s) Fibres/mL
Asbestos clearance – Following removal works of asbestos debris within the ceiling space of Block D					
W027	Field Blank	–	–	0.0/100	–
259	Interior, Ceiling space of block C, southern end – on timber beam	1202 – 1304	1.40	1.0/100	< 0.01
W033	Interior, Ceiling space of block D, Northern end – on timber beam	1204 – 1306	1.40	2.0/100	< 0.01

Note: In accordance with p26 of NOHSC 3003 (2005), if the fibre count is less than 10 fibres/100 graticule areas, then the count is not considered significantly above that of background.



Approved Counter: Scott McIlwain



Approved Signatory: Scott McIlwain



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The results of the tests, calibrations and/or
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GREENCAP

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ASBESTOS CLEARANCE CERTIFICATE

Joss Facility Management

**Berrima Correctional Centre - Argyle Street, Berrima
NSW 2577**

June 2016

J145125-ACC-01

C107648 : ATB



Asbestos Clearance Certificate

1. Client Details

Client: Joss Facility Management
P.O. Box 1486, Oak Flats
Oak Flats NSW 2529

Client Contact: Mathew Curran

Certificate Date: Friday, 24 June 2016

Greencap Reference: C107648: J144125-ACC-01 - Berrima Corectional Centre - Asbestos Clearance Certificate 2016-06-03

2. Removal/encapsulation Details

Site Name & Address: Berrima Correctional Centre - Argyle Street, Berrima NSW

Building Room: Building 012, Block E Cells 1 to 17, Interior, Store Room, Wall sheeting - Sealed damaged edges

Asbestos Removal/encapsulation: Building 013, Kitchen/Dining/Activities, Interior, Ground Level, Ceiling Space - Fibre cement debris & encapsulate damaged ceiling sheeting

Building 016, Industries Building, Exterior, Ground Level, West side, on ground - Fibre cement debris

Building 031, Diesel Generator Room, Interior, Ground Level, Diesel exhaust pipe - Seal woven wrap

Date Of Removal/encapsulation Work: Thursday 2 & Friday 3 June 2016.

Licensed Asbestos Removal Contractor(LARC): P & D Envirotech Pty Ltd, a Class "A" licensed contractor (AD210930) as issued under the NSW Work Health and Safety Regulation 2011 by SafeWork NSW, conducted the asbestos removal works.

Removal/encapsulation Method: The areas were vacant/unoccupied at the time of the works. Barrier tape, & asbestos signage was erected prior to removal works.

The works consisted of removing asbestos containing fibre cement sheet debris from the ceiling space on the ground surface and then sealing any exposed edges of fibre cement sheeting and re-sealing the woven wrap surrounding the diesel generator exhaust pipe with appropriate heat resistant paint.

The fibre cement sheeting debris and associated contaminated materials were placed in 200 µm thick plastic waste bags or wrapped in 200 µm clean polythene sheeting for removal from site to a licenced landfill site.

3. Inspection & Air Monitoring Details

Inspection Date: Thursday 2 & Friday 3 June 2016

Visual Inspection: A visual clearance inspection was undertaken by Andrew Brabek, NSW Asbestos Licence No. LAA000139 as issued by SafeWork NSW and Scott McIlwain, of Greencap after the completion of the removal/encapsulation works. At the time of inspection there was no visible asbestos residue remaining within the removal/encapsulation work areas and the immediate surrounding areas as a result of the asbestos removal/encapsulation. The visual clearance inspection conducted was to the standard contemplated in 3.10 of the Safe Work Australia *Code of Practice: How to Safely Remove Asbestos (2011)*, but is by its nature not intended or able to certify that removal of all asbestos materials from the site has occurred.

Accordingly, Greencap does not guarantee that this visual clearance inspection has confirmed, warranted or certified the location, identification and/or the removal of all asbestos material either identified by Greencap or others in any

***Asbestos-materials
remaining in-situ:***

report previously provided and/or which is or may be present on the site inspected.

Please refer to photographs in **Appendix 1**, and the site plan in **Appendix 2**.

Please note:

The remaining areas of the Berrima Correctional Centre contain asbestos; please refer to the site's Asbestos Register.

The site's Asbestos Register should be updated with the details of these works.

Remaining asbestos items should be suitably managed as stated within the *How to Manage and Control Asbestos In The Workplace: Code of Practice (SafeWork NSW, 2011)*. Prior to further refurbishment or maintenance works where the remaining ACMs are likely to get disturbed, it is recommended that the material is removed under controlled conditions by a suitably licensed contractor.

4. Limitations

This Clearance Certificate relates only to the asbestos materials and removal/encapsulation works described above.

Reference should be made to the site Asbestos Register for information regarding asbestos containing materials which remain or may be present in inaccessible areas.

Greencap was not engaged to revise the previous asbestos audit findings nor prepare any scope of works or work method statements for this job. The licensed asbestos removal contractor was engaged directly by the client and scope of work agreed previously with the client.

Regards,
Greencap



Andrew Brabek
Senior Property Risk Consultant
(NSW Licensed Asbestos Assessor LAA00139)

Asbestos Clearance Certificate
Joss Facility Management
Berrima Correctional Centre - Argyle Street, Berrima
NSW 2577

Appendix 1: Photographs

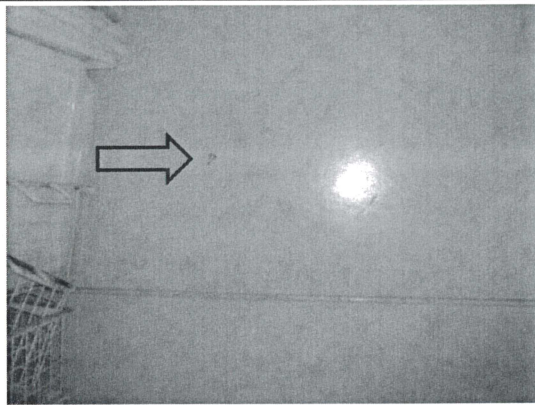


Photo 1. Building 012, Fibre cement sheeting prior to encapsulation works.

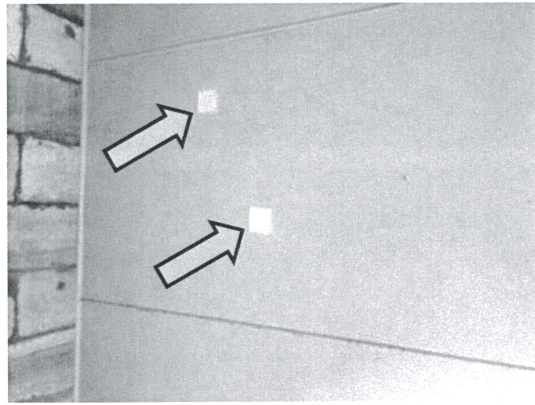


Photo 2. Building 012, Fibre cement sheeting following encapsulation works.

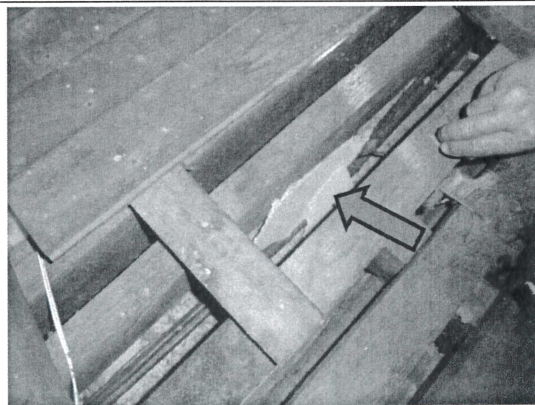


Photo 3. Building 013, Ceiling space, Debris, Prior to removal works.

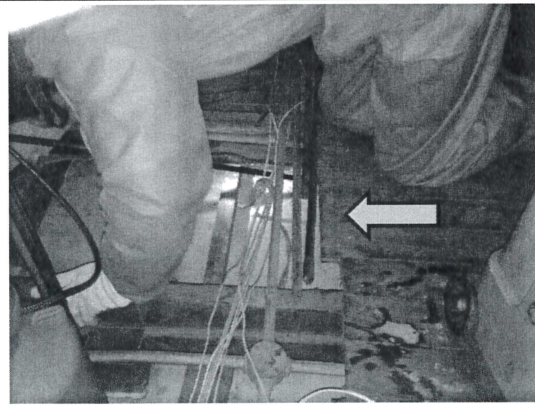


Photo 4. Building 013, Ceiling space, Asbestos removalist encapsulating exposed edges with paint during removal works.

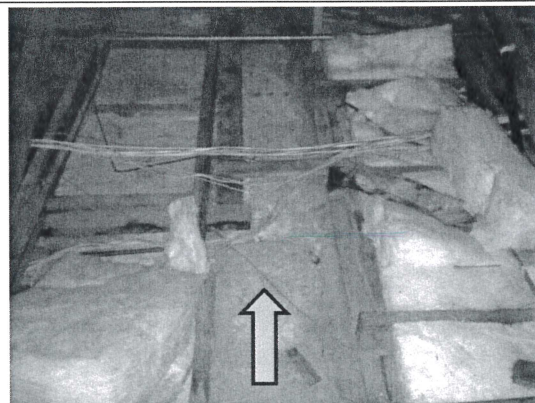


Photo 5. Building 013, Ceiling space, Following removal works.

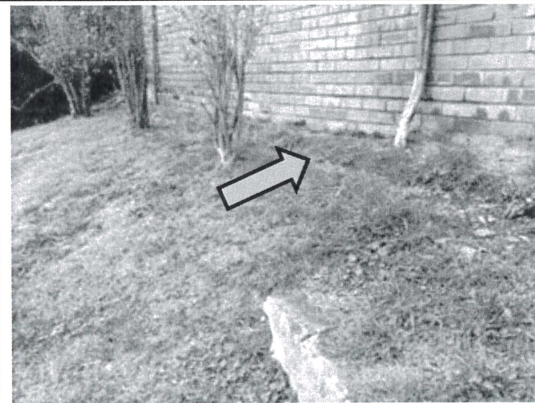


Photo 6. Building 016, Exterior, Western side, on ground, Debris prior to removal works.

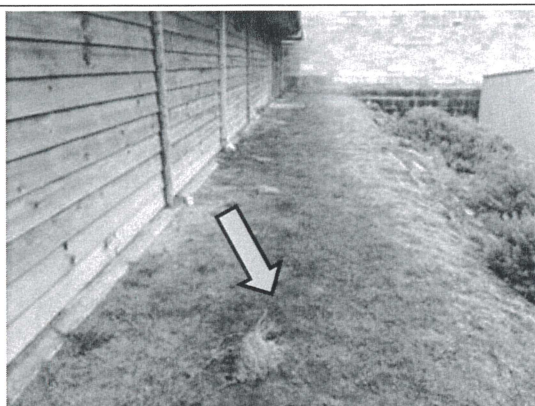


Photo 7. Building 016, Exterior, Western side, on ground, Debris prior to removal works.

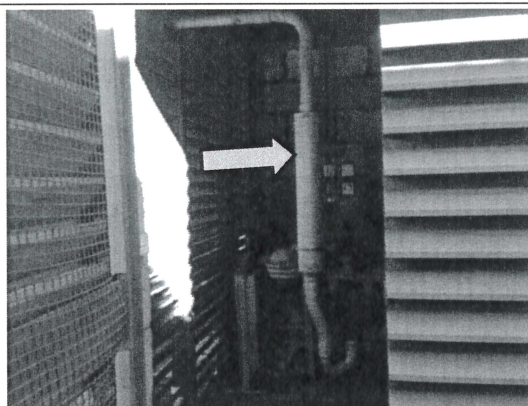


Photo 8. Building 031, Diesel generator exhaust pipe following encapsulation of woven rope.

Asbestos Clearance Certificate

Joss Facility Management

**Berrima Correctional Centre - Argyle Street, Berrima
NSW 2577**

Appendix 2: Site Plan

