



ASBESTOS REPORTING

SOUTH COAST
(A Division Of N.R. Wallace Contracting Pty Ltd)

HAZARDOUS MATERIALS INSPECTION BUDAWANG SCHOOL MILTON NSW

CLIENT: S J A.

OUR REFERENCE: 3628 / J

**DATE OF
INSPECTION:** 14 December 2020.

PURPOSE: To inspect and report on the presence of asbestos containing materials (ACM), to provide a statement, audit, management plan, and register in accordance with the W H & S Regulations 2017, AS 2601-2001 Demolition of Structures, the Code of Practice for the Safe Management of Asbestos and the Code of Practice for the Safe Removal of Asbestos.



**Building J
Budawang School
17 Croobyar Road Milton NSW**

1.0 GENERAL/SCOPE

- 1.1** Note attachment A regarding my personal details which confirm my qualifications and competence in providing this report.
- 1.2** The property inspected comprises a single level building, which has been used as a child care centre and is being prepared for demolition.
- 1.3** The areas inspected were the internal and external areas throughout.
- 1.4** The purpose of the inspection was to identify any installed asbestos containing materials (ACM). The purpose of the inspection was to also identify any suspicious materials (where the presence of asbestos could not be confirmed).
- 1.5** The inspection was a level 1 (visual) inspection and three samples of materials were removed for testing. **This asbestos statement will satisfy Regulation 422 of the Work Health and Safety Act 2017, described in clause 1.7 below.**
- 1.6** I was able to inspect all areas and there were no limitations during the inspection.
- 1.7** Regulation 422 of the Work Health and Safety Act 2017 states that ‘ *a person with management or control of a workplace must ensure so far as reasonably practical, that all asbestos or ACM at the workplace is identified by a competent person. If the materials cannot be identified but a competent person believes that there is a high possibility it is asbestos or ACM, assume that the material is asbestos.* ’
- Regulation 425 of the Work Health and Safety Act 2017 states that ‘ *a person with management or control of a workplace must ensure that a register (an asbestos register) is prepared and kept at the workplace. The register must indicate the date on which the asbestos was identified as well as the location, type and its condition.* ’
- Regulation 429 of the Work Health and Safety Act 2017 applies if asbestos or ACM has been identified at the workplace and states that ‘ *a person with management or control of a workplace must ensure that a written plan (an asbestos management plan) for the workplace is prepared and kept up to date.* ’
- 1.8** I have prepared a draft Hazardous Substances Management Plan in section 5.0 of this report in accordance with Regulation 429. This report and Management Plan must be made readily available to all employees, inspectors/auditors, any person authorised by SafeWork NSW, or any person who in the course of any maintenance work may come in contact with any material that is recorded in this report.

3.

2.0 IMPORTANT INFORMATION REGARDING THE SCOPE & LIMITATIONS OF THE INSPECTION AND THIS REPORT

- 2.1 The report is based on the requirements of Australian Standard 4349.1, Part 1, Property Inspections and in accordance with Office of Fair Trading guidelines for building inspections.
- 2.2 This report is not an all encompassing report dealing with the building from every aspect.
- 2.3 **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to me on the date of the inspection. This inspection did not include breaking apart, dismantling, removing or moving objects.
- 2.4 This is a report of the presence of hazardous materials visible at the time of the inspection and contains all notable observations together with what is considered as helpful information and advice.
- 2.5 **This report is made solely for the use and benefit of the client named on the first page of this report, owner of the property, Building Contractor, regulatory authorities, inspectors/auditors, any person authorised by SafeWork NSW, or any person who in the course of any work may come in contact with any material as recorded in the report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party whom may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.**

3.0 CLIENT COMPLAINTS PROCEDURE

In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

4.0 OBSERVATIONS HAZARDOUS MATERIALS AND SUBSTANCES

This is an audit carried out under section 1.6.1 of AS 2601-2001, and in accord with the W H & S Regulations 2017, the Code of Practice for the Safe Management of Asbestos and the Code of Practice for the Safe Removal of Asbestos.

4.1 Methodology:

Level 1 (visual) inspections were carried out for non-friable asbestos (ACM), suspicious materials, and friable asbestos (ACM), in accordance with Regulation 422. Three samples of materials were removed for testing.

4.2 Non Friable Asbestos (ACM) in accordance with Regulation 422:

There is non-friable asbestos (ACM) refer to attachment B 1 (Register) as follows:

A. EXTERNAL AREAS WHICH ARE ACCESSIBLE

- The mounting board to the electrical meter box on an external wall.

It should be noted that the mere presence of asbestos in a building does not mean that the health of the occupants is endangered. However, asbestos containing materials can become hazardous when due to damage, disturbance or deterioration over time, they release fibres into the air.

4.3 Suspicious material in accordance with Regulation 422.:

There were no suspicious materials found.

Any materials of a fibro nature which are buried in the ground, covering drainage pipes and the like, or have been over-sheeted should be treated as suspicious materials and managed in the same manner as ACM until their composition can be determined. Refer to attachment B 2 (Register).

4.4 Friable asbestos (ACM) in accordance with Regulation 422:

There was no friable asbestos found internally or externally.

4.5 Materials that were tested:

Three samples of materials were removed for testing. Refer to the Certificate of Analysis from Clearsafe Environmental Solutions, Report No. 20-8849-16-ID.

The samples were taken as follows:

Sample 1. Notice board wall at entry gates. **No asbestos detected**

Sample 2. Eaves linings which are indicative throughout. **No asbestos detected**

Sample 3. Soffit linings to the courtyard area. **No asbestos detected**

5.0 HAZARDOUS SUBSTANCES MANAGEMENT PLAN IN ACCORDANCE WITH REGULATION 429

- 5.1** If the amount of ACM to be removed does not exceeds 10m.
- 5.2** If materials are disturbed by drilling, mechanical damage or other means, the cleaning or rectification work must comply with the Code of Practice for the Safe Management of Asbestos and the Code of Practice for the Safe Removal of Asbestos.
- 5.3** Prior to providing a quotation for the removal and disposal of the asbestos waste the contractor or firm should receive a copy of this audit and report and then visit the site to familiarise themselves with the site, services, location of the hazardous materials, volume of same, site layout, storage and movement area available and need for scaffolding and other safety equipment necessary to expedite the works in accordance with SafeWork NSW and EPA requirements, including notification and site amenities.
- 5.4** The contractor shall indicate the method of removing, bagging and disposal of the asbestos. The contractor shall provide you with a copy of the receipts for tipping and/or waste disposal certificate and then later submit these to Council or the Principal Certifying Authority.
- 5.5** The works should be inspected by a competent independent person (i.e. not associated with the removal company) after removal and noted with a clearance certificate. I can provide this service if required.
The clearance inspection must be carried out prior to any other works taking place at the property.



N. R. Wallace
CPCBC 5014A
16 December 2020.

<u>PERSONAL DETAILS</u> NEIL WALLACE

Qualifications:

- Trade Certificate in Carpentry and Joinery.
- Trade Certificate in Roof Plumbing.
- Post Trade Certificate in Building Foreman Clerk of Works (Honours).
- Post Trade Certificate in Building (Building Certificate).
- Graduate Diploma in the Masters of Project Management (UTS).
- Continuing Professional Development (CDP) through membership in industry associations, attending seminars, and updating data, Standards and Codes, and building processes.
- Licensed Builder, No. 36933.
- Accredited Certifier Course, BSAP & DIPNR (UTS).
- Conduct Asbestos Assessment Associated with Removal CPCCBC 5014A
- Asbestos Inspection, Audits and Removal.
- Asbestos Assessment, Identification and Reporting.

Work experience:

- Employed in the building industry since 1968
- Experience gained in domestic, commercial, industrial and high rise construction. Notable projects include Gavin and Shallala housing estates, Campbelltown and Liverpool, sub-contract Carpenter. Unit developments in Sutherland Shire, Building Foremen/Project Manager. High Court Building and National gallery in Canberra, sub-contract protective coatings, waterproofing and joint sealants. Restoration of buildings. Darling Harbour, sub-contract protective coatings, waterproofing and joint sealants.
- Former part time lecturer in Building Foreman Clerk of Works Post Trade Course at St. George College and Randwick College of TAFE (1985-1989)
- Former Area Manager with the Builders Licensing Board (BLB) and Building Services Corporation (BSC) (1985-1989)
- Expert witness in accordance with the Code of Conduct, for BLB and BSC, (1985-1989), Solicitors and Law firms, and Consumer Trader and Tenancy Tribunal.
- Project Manager/Consultant on 38 medium density redevelopment building sites in the Sydney Metropolitan area carried out under the Federal Government Stimulus Program for Affordable and Adaptable Housing 2009-2011. Total value in excess \$120,000,000.00 including remediation of asbestos contaminated sites.

Self employed as an Accredited Building Consultant since 1989, includes inspection of properties and detailed reports for, purchasers, Owner Builder Warranty insurance, detection of problems and defects, problem solving, and compliance with standards and codes. Fact finding, reporting and assessing condition of properties. Asbestos Audits. Occupational Health and Safety inspections.

Certificate of Analysis



Clearsafe Environmental Solutions Pty Ltd
9 Industrial Road, Unanderra NSW 2526
info@clearsafe.com.au
1300 042 962

Report Number: 20-8849-16-ID

Received Date: 15/12/2020

Analysis Date: 15/12/2020

Report Date: 15/12/2020

Site Address: Asbestos Analysis

As Received

Client Name: N R Wallace Contracting Pty Ltd

Client Address: PO Box 1358
Nowra NSW 2541

Client Contact: Neil Wallace
(neil@asbestosreportingnsw.com.au)

Sampled By: As Received

Approved Identifier: Nathan Crouch

Approved Signatory: Luke Heckenberg

Test Method: Asbestos identification in bulk samples by polarised light microscopy and dispersion staining, in accordance with 'AS4964-2004 Method for the Qualitative Identification of Asbestos in Bulk Samples' and Clearsafe Method SOP.ID.01 [Detection Limit - 0.1g/kg (AS4964)].

Notes: The results contained within this report relate only to the samples tested. This report should not be copied, presented or reviewed except in full.

An independent analytical technique is recommended for confirmation of vinyl and bituminous samples, or samples in which 'Unknown Mineral Fibre' is detected.

NATA accreditation relates to the analysis of the sample(s) and does not cover the sample collection process.

Sample Number	Sample Reference / Location	Description **	Result *
20-8849/22	17 Croobyar Road, Milton - Building J, notice board wall at entry	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x20x5mm	No Asbestos Detected ⁶
20-8849/23	17 Croobyar Road, Milton - Building J, eaves lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x20x5mm	No Asbestos Detected ⁶
20-8849/24	17 Croobyar Road, Milton - Building J, soffit lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x20x5mm	No Asbestos Detected ⁶
20-8849/25	17 Croobyar Road, Milton - Building L, wall cladding	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x20x5mm	No Asbestos Detected ⁶
20-8849/26	17 Croobyar Road, Milton - Building L, eaves lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x20x5mm	No Asbestos Detected ⁶

*** Result Codes:**

- | | |
|-----------------------------------|---|
| 1 - Chrysotile Asbestos Detected | 4 - Unknown Mineral Fibre Detected |
| 2 - Amosite Asbestos Detected | 5 - Synthetic Mineral Fibre (SMF) Present |
| 3 - Crocidolite Asbestos Detected | 6 - Organic Fibres Present |

**** Description Codes:**

FCS - Fibrous Cement Sheeting VFT - Vinyl Floor Tile

20-8849-16-ID



NATA Accredited Laboratory No. 18542

Accredited for compliance with ISO/IEC 17025 - Testing. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian / national standards.



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SOUTH COAST
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HAZARDOUS MATERIALS INSPECTION BUDAWANG SCHOOL MILTON NSW

CLIENT: S J A.

OUR REFERENCE: 3628 / L

**DATE OF
INSPECTION:** 14 December 2020.

PURPOSE: To inspect and report on the presence of asbestos containing materials (ACM), to provide a statement, audit, management plan, and register in accordance with the W H & S Regulations 2017, AS 2601-2001 Demolition of Structures, the Code of Practice for the Safe Management of Asbestos and the Code of Practice for the Safe Removal of Asbestos.



**Building L
Budawang School
17 Croobyar Road Milton NSW**

1.0 GENERAL/SCOPE

- 1.1** Note attachment A regarding my personal details which confirm my qualifications and competence in providing this report.
- 1.2** The property inspected comprises a single level building, which has been used as a school room9s) and is being prepared for demolition.
- 1.3** The areas inspected were the internal and external areas throughout.
- 1.4** The purpose of the inspection was to identify any installed asbestos containing materials (ACM). The purpose of the inspection was to also identify any suspicious materials (where the presence of asbestos could not be confirmed).
- 1.5** The inspection was a level 1 (visual) inspection and three samples of materials were removed for testing. **This asbestos statement will satisfy Regulation 422 of the Work Health and Safety Act 2017, described in clause 1.7 below.**
- 1.6** I was able to inspect all areas and there were no limitations during the inspection.
- 1.7** Regulation 422 of the Work Health and Safety Act 2017 states that ‘ *a person with management or control of a workplace must ensure so far as reasonably practical, that all asbestos or ACM at the workplace is identified by a competent person. If the materials cannot be identified but a competent person believes that there is a high possibility it is asbestos or ACM, assume that the material is asbestos.*’
- Regulation 425 of the Work Health and Safety Act 2017 states that ‘ *a person with management or control of a workplace must ensure that a register (an asbestos register) is prepared and kept at the workplace. The register must indicate the date on which the asbestos was identified as well as the location, type and its condition.*’
- Regulation 429 of the Work Health and Safety Act 2017 applies if asbestos or ACM has been identified at the workplace and states that ‘ *a person with management or control of a workplace must ensure that a written plan (an asbestos management plan) for the workplace is prepared and kept up to date.*’
- 1.8** I have prepared a draft Hazardous Substances Management Plan in section 5.0 of this report in accordance with Regulation 429. This report and Management Plan must be made readily available to all employees, inspectors/auditors, any person authorised by SafeWork NSW, or any person who in the course of any maintenance work may come in contact with any material that is recorded in this report.

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2.0 IMPORTANT INFORMATION REGARDING THE SCOPE & LIMITATIONS OF THE INSPECTION AND THIS REPORT

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- 2.2** This report is not an all encompassing report dealing with the building from every aspect.
- 2.3** **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to me on the date of the inspection. This inspection did not include breaking apart, dismantling, removing or moving objects.
- 2.4** This is a report of the presence of hazardous materials visible at the time of the inspection and contains all notable observations together with what is considered as helpful information and advice.
- 2.5** **This report is made solely for the use and benefit of the client named on the first page of this report, owner of the property, Building Contractor, regulatory authorities, inspectors/auditors, any person authorised by SafeWork NSW, or any person who in the course of any work may come in contact with any material as recorded in the report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party whom may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.**

3.0 CLIENT COMPLAINTS PROCEDURE

In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

4.0 OBSERVATIONS HAZARDOUS MATERIALS AND SUBSTANCES

This is an audit carried out under section 1.6.1 of AS 2601-2001, and in accord with the W H & S Regulations 2017, the Code of Practice for the Safe Management of Asbestos and the Code of Practice for the Safe Removal of Asbestos.

4.1 Methodology:

Level 1 (visual) inspections were carried out for non-friable asbestos (ACM), suspicious materials, and friable asbestos (ACM), **in accordance with Regulation 422**. Two samples of materials were removed for testing.

4.2 Non Friable Asbestos (ACM) in accordance with Regulation 422:

There **is no non-friable** asbestos (ACM).

4.3 Suspicious material in accordance with Regulation 422.:

There were no suspicious materials found.

Any materials of a fibro nature which are buried in the ground, covering drainage pipes and the like, or have been over-sheeted should be treated as suspicious materials and managed in the same manner as ACM until their composition can be determined. Refer to attachment B 2 (Register).

4.4 Friable asbestos (ACM) in accordance with Regulation 422:

There was **no friable asbestos** found internally or externally.

4.5 Materials that were tested:

Two samples of materials were removed for testing. Refer to the Certificate of Analysis from Clearsafe Environmental Solutions, Report No. 20-8849-16-ID.

The samples were taken as follows:

Sample 1. The Hardiplank style external wall cladding. **No asbestos detected**

Sample 2. Eaves linings which are indicative throughout. **No asbestos detected**



N. R. Wallace
CPCCBC 5014A
16 December 2020.

<u>PERSONAL DETAILS</u> NEIL WALLACE

Qualifications:

- Trade Certificate in Carpentry and Joinery.
- Trade Certificate in Roof Plumbing.
- Post Trade Certificate in Building Foreman Clerk of Works (Honours).
- Post Trade Certificate in Building (Building Certificate).
- Graduate Diploma in the Masters of Project Management (UTS).
- Continuing Professional Development (CDP) through membership in industry associations, attending seminars, and updating data, Standards and Codes, and building processes.
- Licensed Builder, No. 36933.
- Accredited Certifier Course, BSAP & DIPNR (UTS).
- Conduct Asbestos Assessment Associated with Removal CPCCBC 5014A
- Asbestos Inspection, Audits and Removal.
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Work experience:

- Employed in the building industry since 1968
- Experience gained in domestic, commercial, industrial and high rise construction. Notable projects include Gavin and Shallala housing estates, Campbelltown and Liverpool, sub-contract Carpenter. Unit developments in Sutherland Shire, Building Foremen/Project Manager. High Court Building and National gallery in Canberra, sub-contract protective coatings, waterproofing and joint sealants. Restoration of buildings. Darling Harbour, sub-contract protective coatings, waterproofing and joint sealants.
- Former part time lecturer in Building Foreman Clerk of Works Post Trade Course at St. George College and Randwick College of TAFE (1985-1989)
- Former Area Manager with the Builders Licensing Board (BLB) and Building Services Corporation (BSC) (1985-1989)
- Expert witness in accordance with the Code of Conduct, for BLB and BSC, (1985-1989), Solicitors and Law firms, and Consumer Trader and Tenancy Tribunal.
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Client Name: N R Wallace Contracting Pty Ltd

Client Address: PO Box 1358
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Client Contact: Neil Wallace
(neil@asbestosreportingnsw.com.au)

Sampled By: As Received

Approved Identifier: Nathan Crouch

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Notes: The results contained within this report relate only to the samples tested. This report should not be copied, presented or reviewed except in full.

An independent analytical technique is recommended for confirmation of vinyl and bituminous samples, or samples in which 'Unknown Mineral Fibre' is detected.

NATA accreditation relates to the analysis of the sample(s) and does not cover the sample collection process.

Sample Number	Sample Reference / Location	Description **	Result *
20-8849/22	17 Croobyar Road, Milton - Building J, notice board wall at entry	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x20x5mm	No Asbestos Detected ⁶
20-8849/23	17 Croobyar Road, Milton - Building J, eaves lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x20x5mm	No Asbestos Detected ⁶
20-8849/24	17 Croobyar Road, Milton - Building J, soffit lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x20x5mm	No Asbestos Detected ⁶
20-8849/25	17 Croobyar Road, Milton - Building L, wall cladding	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x20x5mm	No Asbestos Detected ⁶
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FCS - Fibrous Cement Sheeting VFT - Vinyl Floor Tile

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