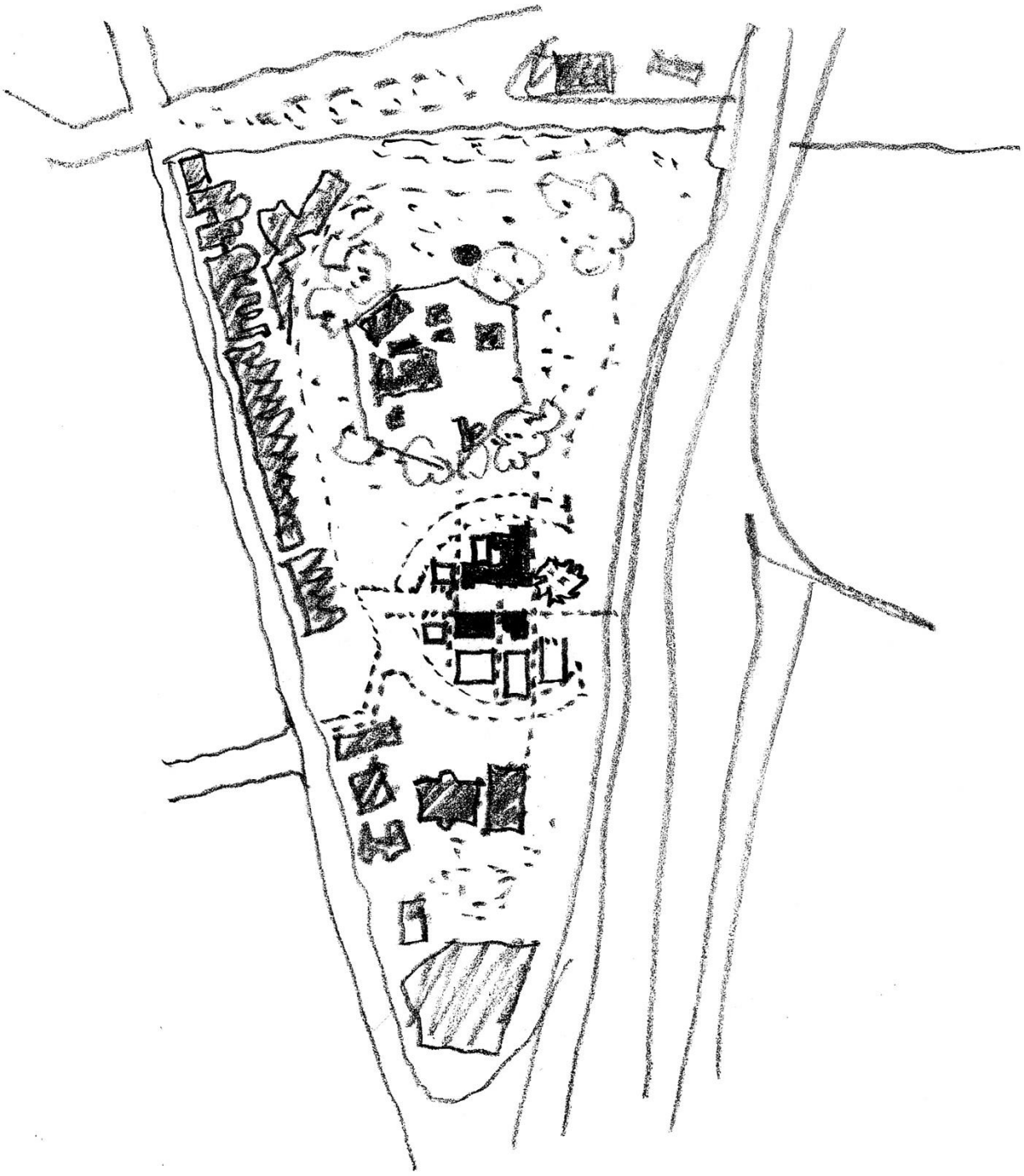
Fort Street Public School
Hazardous Materials Management Plan (HMMP)

SSD 10340
Prepared by JBS&G Australia Pty Ltd
For School Infrastructure NSW
15 October 2019



School Infrastructure NSW

Hazardous Materials Management Plan

Fort Street Public School
Observatory Hill, Upper Fort Street,
Millers Point, NSW

15 October 2019

56262/124,811 (Rev 0)

JBS&G

www.jbsg.com.au

School Infrastructure NSW

Hazardous Materials Management Plan

Fort Street Public School
Observatory Hill, Upper Fort Street,
Millers Point, NSW

15 October 2019

56262/124,811 (Rev 0)

JBS&G

Table of Contents

List of Figures

Appendices

Abbreviations

Term	Definition
AC	Asbestos Cement
ACM	Asbestos Containing Material
ACD	Asbestos Containing Dust
ANZECC	Australian and New Zealand Environment Conservation Council
AMP	Asbestos Management Plan
ARCP	Asbestos Removal Control Plan
COC	Chain of Custody
EPA NSW	Environmental Protection Authority, New South Wales
FA	Friable Asbestos
HMMP	Hazardous Materials Management Plan
LAA	Licensed Asbestos Assessor
LCD	Lead Containing Dust
LMP	Lead Management Plan
LP	Lead Paint
LRP	Lead Removal Plan
MFM	Membrane Filter Method for Estimating Airborne Asbestos Fibres
NATA	National Association of Testing Authorities, Australia
NEPC	National Environmental Protection Council
PCBs	Polychlorinated Biphenyls
PPE	Personal Protective Equipment
RPE	Respiratory Protective Equipment
SMF	Synthetic Mineral Fibre
SWA	Safe Work Australia
SWMS	Safe Work Method Statement
WHS (WH&S)	Workplace Health and Safety

1. Introduction

JBS&G Australia Pty Ltd (JBS&G) was engaged by School Infrastructure NSW (SINSW, the client), care of Johnstaff Projects Pty Ltd (Johnstaff) to prepare a Hazardous Materials Management Plan (HMMP) for Fort Street Public School (FSPS), located at Observatory Hill, Upper Fort Street, Millers Point, NSW (the site). The site is legally identified as Lot 2 of DP 732592, Lot 3 of DP 732592, Lot 4 of DP 732592, Lot 106 of DP 748340, Lot 107 of DP 748340, Lot 108 of DP 748340, Lot 9 of DP 732592, and Lot 5 of DP 258013, as shown on **Figure 1** and **Figure 2**, and covers an area of approximately 5,600 m^2.

Previous hazardous materials surveys have identified hazardous building materials in the form of friable and non-friable asbestos containing materials, lead based paint systems, lead contaminated dusts and synthetic mineral fibres within the building fabric of the structures at the site.

1.1 Background

The site currently comprises five structures, as shown on **Figure 2**, and identified as follows:

- Building A – the two-storey heritage structure located in the northern portion of the site;
- Building B/Environmental Education Centre (EEC) – the single storey structure located in the southern portion of the site;
- Cottage – the single storey heritage structure located in the central portion of the site;
- Garage – the single storey structure located in the western portion of the site; and
- MET Building – three-storey heritage structure located in the central portion of the site.

It is understood that FSPS has reached student and functional capacity in its current form, and as such, SINSW have commenced planning for the expansion of the school's facilities and functionality, relating specifically to Master Plan and schematic design and long-term strategic planning for the school site and it is proposed to lodge a State Significant Development Application (SSDA) with the NSW Department of Planning and Environment (DPE).

It is further understood as part of the planned redevelopment, Building B and the Garage are proposed to be demolished, the Cottage and MET Building are proposed to be retained and refurbished, the toilet block associated with Building A is proposed to be demolished and the remaining portion of Building A retained and refurbished. The structures proposed to be demolished and retained are shown on **Figure 2**.

To assist with the redevelopment planning and submission of a DA, JBS&G completed a hazardous building materials survey (HBMS) of the identified structures (JBS&G 2019[1]) at the site. The HBMS identified hazardous materials in various forms and conditions throughout the site.

The proposed redevelopment works will involve the disturbance of these identified hazardous materials, which in their current condition, have the potential to pose an exposure risk to current and future site users. As such, to facilitate the redevelopment of the site in satisfaction of the Secretary's Environmental Indicative Assessment Requirements (SEARS) for the site's SSDA, and recommendations of JBS&G 2019, the development of a Hazardous Materials Management Plan (HMMP) for the required management and/or removal of the identified hazardous materials to minimise the exposure risk to current and future site users.

[1] *R02 Hazardous Building Materials Survey, Fort Street Public School, Observatory Hill, Upper Fort Street, Millers Point, NSW*. JBS&G Australia Pty Ltd, Ref: 56262/123,436 (Rev 1), issued 8 August 2019 (JBS&G 2019)

1.2 Objectives

The objective of this HMMP is to outline the procedures required to:

- Minimise the risk of exposure to hazardous building materials for current and future site occupants, visitors, maintenance contractors as well as workers involved in future building redevelopment works (e.g. demolition and construction); and
- Manage any maintenance, controls, removal and disposal of hazardous building materials as required.

The HMMP must be understood by, and made available to, all persons involved in the management, operation and maintenance of FSPS. Personnel at the site, nominated to have responsibilities under this HMMP, should be aware of the presence, location and status of hazardous building materials at the site and the associated management requirements.

The HMMP should be referred to regularly and updated and maintained by the Site HMMP Manager (refer **Section 6**) when any hazardous materials are disturbed, removed or repaired. The HMMP should be updated on a regular basis by a competent occupational hygienist /asbestos assessor as nominated by the Site HMMP Manager.

1.3 Legislation

This HMMP has been prepared to assist the client comply with current Work Health and Safety (WHS) legislative requirements.

This HMMP has been prepared with reference to the following:

- *NSW Work Health and Safety Act* (WHS Act 2011);
- *NSW Work Health and Safety Regulation* (WHS Reg 2017);
- *Code of Practice: How to Safely Remove Asbestos and Code of Practice* (SWNSW 2019a);
- *Code of Practice: How to Manage and Control Asbestos in The Workplace* (SWNSW 2019b);
- *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition* [NOHSC:3003(2005)];
- Australian Standard AS 4964-2004 *Method for the qualitative identification of asbestos in bulk samples*;
- Australian Standard AS 4361.2–1998 *Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings*;
- Australian Standard AS 4361.2-2017 *Guide to Hazardous Paint Management - Part 2: Lead Paint in Residential, Public and Commercial Buildings*;
- *National Standard for the Control of Inorganic Lead at Work*, NOHSC:1012(1994);
- *National Code of Practise for the Control and Safe Use of Inorganic Lead at Work*, NOHSC: 2015 (1994).
- *Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006(1990)];
- *NSW Protection of the Environment Operations Act* (POEO Act 1997);
- *Protection of the Environment Operations Waste Regulation* (POEO Waste Reg 2014);
- Australian Standard AS 2601-2001 *The demolition of structures* (2014);
- *Guidelines on the Interpretation of Workplace Exposure Standards for Airborne Contaminants* (SafeWork Australia, 2013);

- Australian Standard AS 3640–2009, Workplace atmospheres - Method for sampling and gravimetric determination of inhalable dust;
- Australian Standard AS 2985–2009, *Workplace atmospheres - Method for sampling and gravimetric determination of respirable dust*;
- Australian Standard AS 2986.2–2003, *Workplace air quality - Sampling and analysis of volatile organic compounds (VOCs) by solvent desorption/gas chromatography*;
- Australian Standard AS 1715-2009 *Selection, use and maintenance of respiratory protective equipment*; and
- Australian Standard AS 1716:2012 *Respiratory Protection Devices*; and
- Australian Standard AS 4801:2001, *Occupational Health and Safety Management Systems*.

2. Summary Site Condition

2.1 Site Description

Fort Street Public School is located on Observatory Hill within the Sydney suburb of Millers Point and has an approximate area of 5,600 m^2. The site is legally identified as Lot 2 of DP 732592, Lot 3 of DP 732592, Lot 4 of DP 732592, Lot 106 of DP 748340, Lot 107 of DP 748340, Lot 108 of DP 748340, Lot 9 of DP 732592, and Lot 5 of DP 258013 and is located within the City of Sydney local government area (LGA).

The site is bound by the Cahill Expressway to the south, north, east and west. The site is currently an operational primary school (years K-6) with approximately 200 students.

FSPS comprises five structures, as shown on **Figure 2**, and were identified as follows:

- Building A – the two-storey heritage structure in the northern portion;
- Building B/Environmental Education Centre (EEC) – the single storey structure in the southern portion;
- Cottage – the single storey heritage structure in the central portion;
- Garage – the single storey structure in the western portion; and
- MET Building – three-storey heritage structure in the central portion.

Building A was constructed in 1941 and is a heritage listed structure with exposed brick external walls, a corrugated metal roof, timber floors with various floor coverings, plaster ceilings, and cement rendered brick internal walls. The eastern portion of Building A is currently utilised as teaching spaces, the central portion as the school hall, and the western portion as the main toilet block.

Building B, also known as the Environmental Education Centre (EEC), was constructed in 1949 and comprised exposed brick external walls, cement rendered brick internal walls, plaster and fibre cement ceilings, corrugated metal roof and timber floors. The eastern portion of Building B is currently utilised as the staff admin and break-out areas and the western portion utilised as the school library and teaching spaces.

The Cottage was constructed in 1862, with a southern extension added in 1877, is a heritage listed structure, and also includes a small external garden shed. The Cottage comprised painted sandstone external walls, a corrugated metal roof, timber floors with various floor coverings, plaster ceilings, and a combination of cement rendered brick, painted exposed brick, wooden and plaster internal walls. The garden shed comprised timber external weatherboard cladding, corrugated metal roof and timber floor. The Cottage is currently utilised at the main school office with a reception, office, Principal's Office, bathroom and toilet within the original portion, and a kitchen and office/store room in the extension portion.

The Garage comprised two separate rooms. The southern portion is currently utilised as the music teaching room comprising double brick walls, fibre cement ceilings, concrete floors with carpet covering and corrugated metal roof. The northern portion is currently utilised as the music storage room with double brick walls, terracotta tiled roof, concrete floor and fibre cement ceiling.

The MET Building was constructed in 1922 and is a heritage listed structure with exposed brick external walls, cement rendered brick internal walls, plaster and fibre cement ceilings, timber floors, and a timber roof with various membranes. The MET Building is currently in a derelict condition with severe water damage observed throughout. Additionally, sections of the exterior roof lining and internal ceilings and floors were observed to have collapsed.

2.2 Hazardous Materials Status

The primary HBMS for Fort Street Public School was conducted in by JBS&G in July 2019 (JBS&G 2019). The Survey was conducted by Stuart Lumsden, one of JBS&G's experienced hazardous materials surveyors and a SafeWork NSW Licensed Asbestos Assessor (LAA 001140).

A summary of the identified hazardous materials identified at the site are shown below in **Table 2.1** and detailed in the following sections.

Table 2.1 – Hazardous Building Materials Location Summary

Structure ID	Asbestos Containing Materials	Asbestos Containing Dust	Lead Paint	Lead Containing Dust	Synthetic Mineral Fibres	Polychlorinated Biphenyls
Building A	X	X	X	X	X	X
Building B/EEC	X	X	X	X	X	X
Cottage	X		X	X	X	X
Garage	X	X	X	X	X	X
MET Building	X	X	X	X		X

2.2.1 Asbestos Containing Dusts

Friable asbestos impacted dusts have been identified within the roof voids of Building A, Building B and the Garage, and within the internal areas of the MET Building. These friable asbestos dust hazards are currently contained within unoccupied areas and are restricted from general access (i.e. contained within roof voids than cannot be accessed without a ladder or key required to be obtained to gain access).

It is anticipated that the ACD hazards are likely to be disturbed during the proposed redevelopment works due to the demolition of the structure or during refurbishment works. These friable asbestos hazards must be managed during the current operation of the site in accordance with WHS Act 2011, WHS Reg 2017, SWNSW 2019b and this HMMP until such time that they can be removed.

2.2.2 Asbestos Containing Materials

Non-friable ACM in various forms (e.g. fibre cement sheeting, bituminous waterproofing membranes and electrical backing boards) have been identified in all structures at the site and are predominantly in a good and stable condition.

Non-friable ACM in the form of large fibre cement fragments were also identified within the roof voids of Building B and the Garage. These ACMs were in a poor but stable condition.

Bituminous membrane debris and fragments were identified to the floor surface throughout the MET Building. This ACM was in a poor and unstable condition and is classified as being in a friable state.

It is anticipated that the above identified ACMs are likely to be disturbed during the proposed redevelopment works due to the demolition of the structure or during refurbishment works. These asbestos hazards must be managed during the current operation of the site in accordance with WHS Act 2011, WHS Reg 2017, SWNSW 2019b and this HMMP until such time that they can be removed.

2.2.3 Lead Containing Dusts

The identified friable asbestos impacted dusts (see **Section 2.2.1**), in addition to the roof void of the Cottage, were also found to contain elevated lead concentrations above the adopted site criteria. Several of the lead dust concentrations identified during the survey are considered to be very high.

These identified lead dust hazards are also likely to be disturbed during the proposed redevelopment works and it is anticipated that they will be managed and/or removed in conjunction with the friable ACD hazards.

2.2.4 Lead Based Paints

Lead based paints were identified throughout the site during the HBMS using a combination of XRF technology as a screening tool and laboratory analysis of representative paint samples. Based on the results of the XRF screening and laboratory analysis results, all paint systems throughout the site should be treated as lead based paints.

These identified lead based paint systems ranged from good to poor condition, and the condition varied significantly between structures. In general, the condition of the lead based paints were as follows:

- Building A – paint systems were observed to be in good to fair condition with only minor peeling and flaking.
- Building B – paint systems were observed to be in good to fair condition with only minor peeling and flaking.
- Cottage – paint systems were observed to be in good condition with no peeling or flaking.
- Garage – paint systems were observed to be in good to fair condition with only minor peeling and flaking.
- MET Building – paint systems were observed to be in poor condition with significant peeling and flaking, with paint fragments observed to the floor surface throughout the structure.

It is understood that the lead paints within Building B, Garage and toilet block of Building A will be disturbed due to proposed demolition. The extent of lead paints to be disturbed within Cottage and MET Building during proposed refurbishment is unknown, however, these will be treated and remediated in accordance with this HMMP.

2.2.5 Synthetic Mineral Fibres

Suspected SMF materials were identified in various forms throughout the site. Full details of all identified SMF materials are provided in the Hazardous Materials Register (**Appendix D**). The typical forms of SMF identified are summarised below:

- Internal insulation cores to hot water systems;
- Insulation to roof sarking within roof voids; and
- Insulation lagging to air conditioning ducting.

2.2.6 Polychlorinated Biphenyls

Detailed inspection of capacitors in light fittings could not be undertaken during the HBMS due to the electricity supply to the fittings being active. Therefore, PCB containing capacitors are assumed to be present within the older light fittings throughout the site.

3. Hazardous Materials Information

General information in relation to the types of hazardous materials present within Fort Street Public School is contained in the following sections.

3.1 Asbestos

Asbestos is a general term that covers a number of fibrous minerals. Asbestos is the fibrous form of mineral silicates belonging to the serpentine and amphibole groups with the most common types being crocidolite (blue asbestos), amosite (brown or grey asbestos) and chrysotile (white asbestos).

Asbestos and asbestos containing materials were used in a variety of domestic and commercial applications from the 1950s up until the mid 1980's, however, it was not until 31 December 2003, that asbestos and all products containing asbestos were banned throughout Australia. It is currently illegal to import, store, supply, sell, install, use or reuse materials that contain asbestos.

ACM can be classified as being present in either a non-friable form or friable form. Friable asbestos can be defined as "m*aterial that is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry, and contains asbestos".* Non-friable ACM can be defined as *"material containing asbestos that is not friable asbestos. Including materials containing asbestos fibres reinforced with a bonding compound"*.

Asbestos materials in a non-friable form (e.g. asbestos fibres contained within cement or resins) do not present an immediate health risk, if they remain undisturbed and in a good condition. It is the inhalation of respirable fibres generated by the disturbance of ACMs that increases asbestos related health risks.

3.2 Lead Paint

Like nickel, copper and zinc, lead is a naturally occurring heavy metal. Pure elemental lead can be combined with other substances to form various lead compounds. Lead based paint is defined as "any paint containing greater than 0.1% of lead by dry weight" in AS 4361.2-2017 *Guide to Hazardous Paint Management Part 2: Lead Paint in Residential, Public and Commercial Buildings*.

Prior to 1970, lead-based paint was used on the interior and exterior of homes and in particular commercial buildings. Paint available today is only allowed to contain very minor quantities of lead, if any. However, lead-based paint is still present in many homes and commercial building, including those built after 1970, and potential exposure is considered a major health concern. Appropriate lead safety controls must be implemented during renovation and refurbishment works involving potential disturbance of lead based paints.

3.3 Lead Contaminated Dusts

Lead contaminated dusts can form as a biproduct of industrial activities including smelting, lead acid battery manufacturing, and degradation and demolition of structures containing lead based paint systems, etc. In addition, elevated lead levels can occur in dusts in residential and commercial roof spaces throughout many areas of Sydney as a result of fallout from industry, degradation of lead paint systems and past vehicle exhaust emission along busy roads (leaded petrol, pre 1990s).

Lead in dust as a human health risk can enter the body via three routes of exposure:

1. Inhalation - breathing in of airborne dusts;
2. Ingestion- either direct eating of dust/soil/paint debris and particles or hand to mouth transfer to foods to be eaten; and
3. Dermal - direct skin contact with dust, etc. and absorption through the skin.

The primary routes of exposure to lead are inhalation and ingestion, the risks associated with dermal exposure are significantly less.

3.4 Synthetic Mineral Fibre

Synthetic mineral fibre (SMF) is a generic term used to collectively describe a number of amorphous (non-crystalline) fibrous materials, commonly referred to as “man-made mineral fibres” (MMMF). As per the *Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC: 2006 (1990)], SMF materials include fibreglass, rockwool and ceramic fibre-based products. SMF based products are used for a wide range of building applications. These materials are generally used as insulation within ceilings and walls, as well as hot water heaters, pipework and mechanical equipment.

SMF materials are classified as bonded and un-bonded materials. Bonded SMF materials contain adhesives, cements or other bonding agents and have a set form or shape, these materials include sectional fibreglass and rockwool pipe insulation; ceiling batts, duct blankets (lined and unlined with mesh/foil), wall batts insulation and acoustic mineral fibre ceiling tiles etc. Un-bonded SMF materials contain no binding agent and include loose fill fibreglass or rockwool dry wall or ceiling insulation, and sprayed rockwool to structural steel and acoustic finishes.

SMF materials should be handled in such a way as to minimise dust and disturbance of the materials. Where SMF materials are installed or removed, then suitable controls and appropriate personal protection are to be provided. Consultation should be sought from an occupational hygienist/asbestos assessor with regard to appropriate procedures prior to the handling of such materials.

3.5 Polychlorinated Biphenyls

PCBs is the common name for polychlorinated biphenyls. PCBs range in appearance from colourless, oily liquids to more viscous and increasingly darker liquids, to yellow then black resins, depending on chlorine content of the PCB. These synthetic compounds are chemically stable, have good insulating properties and do not degrade appreciably over time or with exposure to high temperatures. These properties made PCBs very useful in electrical devices such as capacitors.

The major use of PCBs in the electrical industry has been as an insulating fluid inside transformers and capacitors. These transformers and capacitors have ranged in size from the very large transformers which contain several thousand litres of PCBs and were typically used by electrical supply businesses and heavy industries, to the small capacitors which may only contain several millilitres of PCBs and were used in farming equipment and on commercial premises. Capacitors containing PCBs were installed in various types of equipment including fluorescent light fittings during the 1950’s, 60’s and 70’s.

4. Risk Assessment

The assessment of risk in relation to each hazardous materials item located within the Fort Street Public School is largely dependent on following factors:

- Condition – Hazardous materials in a poor condition, e.g. (weathered, damaged, flaking, etc.) present a higher exposure risk than materials in a good and stable state of condition;
- Friability – The greater the friability of a hazardous material, the higher potential for the material to become airborne and the greater the exposure risk;
- Accessibility – Hazardous material in easily accessible locations have a greater chance of being touched, disturbed and damaged as opposed the material in elevated, protected and isolated locations; and
- Planned Works – Removal, remediation, refurbishment and demolition works present a greater risk to the disturbance of hazardous materials, particularly if appropriate controls and monitoring is not in place, and thus an increased exposure risk to surrounding persons.

Further explanation of the abovementioned hazardous material risk factors is detailed in the following sections.

4.1 Condition

The condition of each of the identified hazardous materials as detailed in the site hazardous materials survey report and register (JBS&G 2019) are reported as being either good, fair or poor.

- Good - refers to materials that are in sound condition with no or very minor damage or deterioration;
- Fair - refers to a material with some areas of damage or deterioration; and
- Poor - refers to a material that is significantly damaged or deteriorated.

4.2 Friability

The friability of a material refers to its potential to be or to become powdery, chalky, crumbly or dusty, etc. Although the term friability is typically used to describe ACMs, it is also applicable to dusts, soils, lead based paints and SMF. The friability of a material describes the ease in which the material can be crumbled into fine dust / powder and its potential to be released into the air. Adverse weather (heavy rain, hail, prolonged sun) and increased wind flow can erode and degrade a hazardous material, which can in turn increase its friability.

- Friable materials include friable asbestos, loose dusts, flaking lead paint and friable SMF; and
- Non-friable materials include non-friable (bonded) asbestos materials, stable lead paint systems and bonded SMF products.

4.3 Accessibility

The more accessible a hazardous material is the greater the risk of direct physical contact and potential damage / disturbance. Accessibility is typically classified as being low, medium or high.

- Low accessibility describes materials that have very little or no activity being conducted in the immediate area with the potential to disturb the materials. Low accessibility is considered as infrequent occupancy of the area containing the materials, or the materials are inaccessible due to its height or are enclosed;
- Medium accessibility describes materials that have moderate activity being conducted in the immediate area with the potential to disturb the materials. Medium accessibility is considered occasional access or occupancy of the areas containing the materials; and

- High accessibility describes materials that have regular activity in the immediate area with the potential to disturb the materials. Highly accessible materials are typically at low height (<2m), are reachable by people and have no physical form of protection to prevent inadvertent damage.

4.4 Planned Works

Any works intentionally conducted to directly remove or remediate specific hazardous materials, greatly increases the potential for disturbance and associated exposure risks. As to, indirect demolition or refurbishment works in proximity to hazardous materials creates a greater risk of disturbance. Risk assessment in relation to planned works that either directly or indirectly present a potential to disturb hazardous materials is dependent on the level of planning and controls implemented during the works. Monitoring of the works should be completed by a suitably experienced consultant / occupational hygienist.

4.5 Risk Status

The risk factors described above are used to grade the potential health risk rating posed by the hazardous building material. These risk ratings are provided in the site Hazardous Building Materials register and are described as follows:

- Low risk – describes materials that pose a negligible or low risk to site occupants. 'Low risk' typically applies to non-friable materials in good to fair condition, or materials with no or low accessibility to the area containing them;
- Medium risk – describes materials that pose a moderate risk due to the materials' condition/composition and the activity conducted in the area. 'Medium risk' usually applies to non-friable materials in a state of minor deterioration and in moderate to high activity area or can apply to accessible friable materials that are in a good and stable condition; and
- High risk – describes materials that pose a high health risk to personnel or the public in the area of the material, e.g. damaged / deteriorated friable ACM or badly flaking lead based paint in a readily accessible location. Immediate action is required to restrict access to the areas to reduce the potential of exposure. Furthermore, a plan for decontamination and remedial works is required to address the high risk of the material.

The risk status of a hazardous material should always be determined by a competent and qualified consultant / occupational hygienist.

5. Management Options - Hierarchy of Controls

All known and suspected hazardous materials within a place of work must be identified and documented in a hazardous materials survey report and register (register included as **Appendix D**). The hazmat survey report and register must include the relevant control measures to be implemented.

The exposure control measures, which are determined by the occupational hygienist/asbestos assessor, need to reflect the hierarchy of control, as outlined in the *Work Health and Safety Regulation* 2017. The hierarchy of controls for the management of hazardous materials is as follows:

- 1. Elimination (most preferred);
- 2. Substitution;
- 3. Isolation;
- 4. Engineering controls;
- 5. Administrative controls, e.g. management plans, training, safe work procedures; and
- 6. Use of Personal Protective Equipment (least preferred).
- A combination of the above controls is often required to manage certain hazardous materials.

6. HMMP Responsibilities

This HMMP and the requirements set out within shall apply during all future site operations within the Fort Street Public School until such time as the hazardous materials are removed from the site or are otherwise shown to not present a risk to human health if exposed.

The requirements of this HMMP are intended to apply to any activities at the site which could involve disturbance of, or potential exposure to, the hazardous materials within the structures.

With regards to ongoing management of the hazardous materials at the site, the key responsibilities for specific personnel are detailed in the following sections.

6.1 Site Owner/Controller

It is the responsibility of the Site Owner/Controller to ensure that:

- A person in a senior management position in the organisation is appointed as Site HMMP Manager and given the responsibility for ensuring the maintenance of the provisions of this HMMP. The Site HMMP Manager may appoint appropriate personnel to implement the day to day HMMP requirements but will remain the responsible manager to whom the appointed personnel must report;
- Site personnel or contractors that undertake works that may disturb or damage hazardous materials at the site or are required to remove any hazardous materials to complete their works are inducted into the HMMP and are aware of their responsibilities with regards to health and safety and protection of the environment. An example HMMP Induction Form is contained in **Appendix A**; and
- Any incidents that occur with reference to the hazardous materials identified at the site are reported in a timely manner to the appropriate statutory authorities, as necessary in accordance with current legislation.

6.2 Site HMMP Manager

The Site HMMP Manager shall be responsible for:

- Ensuring the Site Hazardous Materials Register is kept up to date and any changes to the status of hazardous materials at the site are recorded in the register. An example Hazmat Register Review and Reinspection Form is contained in **Appendix B**. An example Hazmat Removal Works Register is contained in **Appendix C**;
- Ensuring known and identified occurrences of ACM are appropriately labelled (**Section** Error! R eference source not found.) and the replacement of labels if required;
- Ensuring any re-inspection requirements are met (**Section 7.5)**; and
- Review the HMMP on a regular basis as part of the ongoing management of the site. This should be conducted annually or earlier if required.

In the event that works are required to be conducted which may disturb or damage the identified hazardous materials or require the removal of any amount of hazardous materials, the Site HMMP Manager shall be responsible for:

- Ensuring that any persons or sub-contractors, who are engaged on the site, are inducted into the HMMP and are aware of their responsibilities in relation to the presence of hazardous materials;
- Management of all related operations, employees and subcontractors;
- Ensure compliance with all requirements outlined in this HMMP and statutory requirements;

- Where necessary, co-ordinate exposure or control monitoring, data assessment and reporting;
- Where necessary, review relevant environmental reports and inspections and initiating any actions to rectify;
- Participate in incident investigations regarding hazardous materials;
- Participate in meetings and programs in relation to potential hazardous material disturbance works;
- Oversee the implementation of control measures at the site for the duration of any work that may disturb the hazardous materials;
- Ensure that there is no unacceptable exposure risks to remaining hazardous materials following the completion of the proposed works; and
- Consultation and communication with all relevant stakeholders / persons in relation to works affecting potentially hazardous materials.

6.3 Licenced Asbestos/Hazardous Material Removal Contractors

Where necessary, the Site HMMP Manager will engage an appropriately licenced contractor as prescribed by *Work Health and Safety Regulation* 2017 to conduct hazardous materials abatement work. The contractor must obtain all relevant permits and notifications (for example SafeWork NSW permits to remove asbestos), prepare all relevant safety and procedural plans (for example Safe Work Method Statements and removal control plans), and perform all works in accordance with licensing requirements and standard industry practice. The contractor must ensure that periodic health monitoring is provided to employees undertaking hazardous material removal works where required (for example asbestos and lead health monitoring).

In accordance with the *Work Health and Safety Regulation* 2017, ACMs that require abatement, should be undertaken by either a Class A (friable) licenced asbestos contractor for friable works or a Class B (non-friable) licenced asbestos contractor for non-friable asbestos materials only. Many licenced asbestos removal contractors have the experience to remove other hazardous materials, e.g. lead-containing dust and lead-containing paint, as they require similar setup, controls and removal methodology.

6.4 Hazmat Consultant / Occupational Hygienist / Asbestos Assessor

The Site HMMP Manager may engage a suitably qualified consultant to assist in the following areas:

- Conduct surveys to assess the risk involved with any proposed works where disturbance of hazardous material is likely to occur prior to commencement of proposed works;
- Periodically review hazardous materials on the site as per regulatory requirements, conduct re-inspections and update the hazardous materials register;
- Develop documentation, i.e. plans, specifications, etc. for removal of hazardous materials;
- Advise on PPE requirements for specific hazmat removal and abatement projects;
- Provide hygiene services during abatement works (i.e. asbestos fibre air monitoring, atmospheric lead monitoring, clearance inspections); and
- Review the HMMP on a regular basis as part of the ongoing management of the site. This should be conducted annually or earlier if required.

6.5 Contractors and Subcontractors

Contractors must ensure proper safety procedures are followed and works are conducted in accordance with all relevant legislative requirements, guidance and best industry practice. SWMS should be issued to the Site HMMP Manager for approval prior to works being completed in locations where hazardous materials have been identified.

6.6 Australian Government Health and Safety Regulatory Bodies

SafeWork NSW administers and enforces hazardous materials related legislation. The *Work Health and Safety Regulation* 2017 requires building owners and/or controllers of premises to identify, assess and control risks arising from hazardous materials in buildings. The *Work Health and Safety Act* 2011 details the overriding general obligation of various parties including persons conducting a business or undertaking (PCBU), employers, contractors, self-employed persons and persons in control of workplaces to ensure the workplace health and safety of persons affected by their work activities.

Government health and safety regulatory inspectors may request access to hazardous materials related documentation from time to time. The *Work Health and Safety Act* 2011 acts outline the powers of the health and safety regulatory inspectors.

6.7 All Other Site Personnel

It is the responsibility of all other site personnel, including staff, contractors and visitors to:

- Comply with the requirements of this HMMP and any associated procedures;
- Attend and comply with any HMMP related training;
- Ensure no hazardous materials are removed from the Fort Street Public School without prior notification to the Site HMMP Manager; and
- Report any hazardous materials related incidents to the Site HMMP Manager.

7. Implementation of HMMP

The following sections detail the requirements for the management of hazardous materials identified at the Fort Street Public School site, as detailed in the Site Hazardous Materials Report and Register (**Appendix D**), for the ongoing operation of the site.

7.1 General

Hazardous materials that are to remain at the site must be maintained in a good and stable condition for the duration of the sites future operation to ensure there are no increased exposure hazards presented as detailed in the following sections.

7.2 Asbestos and Lead Containing Dust Hazards

Friable asbestos and lead dust hazards have been identified within the roof voids of all structures (lead dust hazards only in the Cottage) and to internal floor surfaces of the MET Building. Given the readily inhalable nature of dust particles when disturbed, all settled dusts within these identified areas of the structures at the site should be assumed to be potentially impacted with friable asbestos and unsafe levels of lead.

7.2.1 Labelling and Signage

Appropriate signage shall be installed and maintained at access and egress points to all structure roof void areas and the main entry to the MET Building. The signage shall comply with the requirements of "Hazard-Warning" signs, as outlined in Australian Standard AS1319 *Safety Signs for the Occupational Environment.*

In the event that appropriate signage cannot be installed at the site to alert personnel of the identified friable asbestos and lead dust hazards, a 'permit to work' system must be implemented to ensure occurrences of friable asbestos and lead dust are identified to any site personnel prior to commencing works.

7.2.2 Accessing Friable Asbestos and Lead Dust Hazard Areas

Where access to friable asbestos and lead impacted dust hazard areas is essential, the following control measures shall be implemented to ensure that there is no asbestos or lead dust hazard created to those accessing the area, and no migration of asbestos or lead impacted dust from the impacted area:

- Prior to accessing the roof void areas of the structures and/or the MET Building, approval must be sought and gained from the Site HMMP Manager.
- All personnel requiring access to the asbestos and/or lead impacted dust roof void areas or the MET Building shall be inducted into the requirements of this HMMP.
- A single designated access/egress point shall be utilised to minimise potential disturbance of settled dust within the roof void areas and the MET Building.
- The asbestos and/or lead works area must be established and isolated from casual entry using temporary barriers and only personnel inducted in the requirements of the site HMMP will be permitted to enter the works area.
- Placement of plastic (disposable polyethylene or similar) sheeting over the floor surface at the designated access point of sufficient size to allow all personnel entering the roof void to have standing room and to be doubled over onto itself. This plastic should be raised at the edges and taped to the walls, where practical, to minimise the potential for discharge of the dust to the underlying floor surfaces.

- A decontamination area close to the works area shall be established where workers may put on and remove personal protective equipment (PPE), complete decontamination procedures, and place discarded PPE in an appropriate waste vessel, etc. The decontamination area shall also have plastic (disposable polyethylene or similar) sheeting placed over the floor surface to prevent dust migration.
- At a minimum, the following PPE must be worn in addition to the site PPE requirements when accessing the roof void area/s and/or the MET Building:
    - Disposable coveralls;
    - Wear a properly fitted, P2 class particulate respirator. If using a disposable type respirator, only those with double head straps are suitable. Requirements for respirators are specified in AS/NZS 1716. Maintain respirator filters in accordance with AS/NZS 1715 and ensure that all protective equipment is cleaned and stored properly;
    - Use of either disposable nitrile or similar work gloves, that must be discarded following the completion of works; and
    - Safety glasses/googles.
- Once all personnel have entered the roof void area or the MET Building, the access doorway/hatch shall be closed (if possible) to prevent migration of asbestos and/or lead impacted dusts from the roof void area.
- Movement and activities within the roof void area or MET Building should be undertaken carefully to minimise the disturbance of settled dust.
- When exiting the roof void area or MET Building, all personnel must retreat to the plastic drop sheet area at the access/egress point and complete personal decontamination.
- Used PPE shall be removed within the designated decontamination area and placed into a heavy-duty plastic waste bag with visible asbestos or lead hazard labelling to the outside. All waste from the works must be managed and disposed of in accordance with NSW EPA *Waste Classification Guidelines – Part 1: Classifying Waste* (NSW EPA 2014).

7.3 Asbestos Containing Materials

Non-friable ACM at the site must be maintained in a good and stable condition for the duration of the sites future operation to ensure there is no asbestos exposure hazard presented. To remain in a good and stable condition, the remaining *in-situ* non-friable ACM must be suitably sealed with no exposed or damaged edges or surfaces and be in a location that is not likely to be damaged by general site use.

7.3.1 Labelling and Signage

In-situ non-friable ACM must be labelled with asbestos warning signs in accordance with Australian Standard AS1319 *Safety Signs for the Occupational Environment.* Examples of typical warning signs are shown below.

In addition to this, asbestos warning signs should be installed at all entrances to the structure to inform personnel of the presence of ACM. In the event that all occurrences of ACM cannot be labelled, a 'permit to work' system must be implemented to ensure occurrences of ACM are identified to any site personnel prior to commencing works.

7.4 Lead Based Paints

All paint systems throughout the site are to be treated as lead based paints. Stabilisation of the existing lead-based paint surfaces will provide for a reduction in the risk of future lead contamination migration by and/or minimising further deterioration of painted surfaces. Stabilisation generally comprises encapsulation of the lead paint via over painting with a product that forms a durable and non-toxic seal. The success of the stabilisation will be dependent on the adherence of the product used to the existing painted surface.

7.4.1 Labelling and Signage

Appropriate signage shall be installed and maintained to the lead based painted surfaces. The signage shall comply with the requirements of "Hazard-Warning" signs, as outlined in Australian Standard AS1319 *Safety Signs for the Occupational Environment.*

Signage/labels shall be applied to systematic locations so that the identified lead paint hazard warning can be easily observed by any personnel upon accessing the painted surfaces.

In the event that appropriate signage cannot be installed at the site to alert personnel of the identified lead paint hazard, a 'permit to work' system must be implemented to ensure occurrences of lead paint are identified to any site personnel prior to commencing works.

7.5 Hazmat Re-Inspections

Re-inspection of hazardous materials within the Fort Street Public School should be undertaken at least once every 5 years by a competent person, i.e. hazmat consultant, occupational hygienist or a Licensed Asbestos Assessor (LAA). The purpose of the reinspection is to undertake a visual assessment of the status and condition of the remaining hazardous materials. The results of the re-inspections shall determine if remedial works (e.g. removal, encapsulation) is required. The existing hazardous materials register shall be updated after each re-inspection with the details of the re-inspection, including the date of re-inspection, the competent person name and comments to reflect the observations made during the re-inspection and any actions recommended (**Appendix C**).

7.6 Record Keeping

The Site HMMP Manager shall keep detailed records of all works related to the hazardous materials at the site including, but not limited to:

- Copies of all hazardous materials survey and/or other relevant survey reports;
- Site induction / HMMP induction records indicating that site employees/occupants have been made aware of the present related hazard at the site (**Appendix A**);
- Records of any hazardous materials removal works that may have taken place at the site (**Appendix C**); and
- Clearance certificates with any accompanying air monitoring reports indicating that the hazardous material removal areas are suitable to be reoccupied.
- All records and documents relating to hazardous materials at the site are to be retained by the site owner for 70 years after the hazardous materials are removed or the building is demolished.

7.7 Training

With reference to Section 6.3 of the *Code of Practice: How to Manage and Control Asbestos in the Workplace* 2019b, all persons responsible for implementation of the HMMP, as well as contractors undertaking works which may potentially disturbed hazardous materials and relevant employees working in proximity to the hazardous materials should be provided with hazardous materials awareness training. The training will increase their general awareness of hazardous materials and provide useful information relating to the long-term management and treatment of hazardous materials at the site.

Training should be site specific, however should generally cover the following:

- Background information and the health risks of exposure to hazardous materials;
- The types, uses and likely occurrences of hazardous materials in buildings, plant and/or equipment;
- Legislative requirements and responsibilities of all personnel on the site;
- Typical sources and general locations of hazardous materials located at the site;
- Use and location of the hazardous materials register at the site;
- A summary of the structure and function of the HMMP i.e. the processes and procedures to follow to prevent inadvertent exposure to any hazardous materials; and
- Management recommendations and controls for any hazardous materials located at the site.

The objectives of the hazardous materials awareness training would be to:

- Increase the awareness and knowledge of building management personnel with respect to their statutory obligations with respect to the management of hazardous materials at the site;
- Provide valuable introductory information to staff/contractors who may have a requirement to handle hazardous materials or enter areas where hazardous materials are present; and
- Assist the employer in addressing their statutory duties with respect to providing information, instruction and training to those exposed to risk.

7.8 Proposed Demolition / Refurbishment Works

Prior to any proposed demolition or refurbishment works, a destructive HMS should be conducted by a competent consultant to determine whether potential hazardous building materials are located in areas that were inaccessible during the initial survey. The destructive hazardous materials survey must ensure that all previously concealed locations and areas to be disturbed by the proposed works are accessed and assessed for hazardous materials. If any hazardous materials have been identified in the demolition and / or refurbishment works area and are likely to be disturbed by the works, then these materials will be required to be removed by an appropriately licensed removal contractor prior to the commencement of the proposed works.

7.9 Unexpected Finds

Almost all structures have inaccessible areas and without substantial demolition of a building, it is not possible to guarantee that every hazardous material has been identified. It is possible that hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during previous surveys. Inaccessible areas may include:

- Inaccessible subfloors, wall and roof cavities; service shafts and risers;
- Areas that were locked or entry was not permitted at the time of inspection;
- Areas concealed by surface finishings, e.g. ACM wall sheeting behind bathroom tiles;
- Plant rooms and air-conditioning ducts;
- Areas accessible only by dismantling of equipment; and
- Areas where access was not possible due to height, electrical or other safety reasons.

During the course of works that uncover any materials that are suspected of being a hazardous material, works should cease immediately until the material can be identified or sampled and a risk assessment undertaken by a competent person and/or hygienist/asbestos assessor. If the investigations identify or suspect the material as a hazardous then the material should be removed by an appropriately licenced removal contractor. If the material is to remain in-situ, the hazardous materials register and report should be updated to reflect the new findings. If the investigations identify or suspect the material as non-hazardous material, the hazardous materials register and report should be updated to reflect the new findings and works can continue as normal.

8. Hazmat Removal Works

The following sections detail the requirements for the removal and handling of hazardous materials identified within the Fort Street Public School, as detailed in the Site Hazardous Materials Report and Register (**Appendix D**), in relation to proposed remedial and refurbishment works.

8.1 General / Preliminaries

Prior to any works being undertaken, appropriate documentation detailing the manner in which the hazmat remedial / removal works are to occur should be prepared, e.g. works specific specification, asbestos / lead removal plans, etc.

The information below provides a summary of the information required prior to the initiation of hazmat removal works.

Prior to the removal of any ACM from the site, a Class A (friable and non-friable) or Class B (non-friable only) licensed asbestos removal contractor, as required, shall be engaged to undertake the works. It is likely that this contractor will complete all hazmat removal works required for the project.

It is the responsibility of the hazardous materials removal contractor to:

- Prepare Safe Work Method Statements (SWMS) / Job Risk Analysis (JRA) for the proposed removal works;
- Submit relevant notifications / permits to Safe Work NSW with regards to asbestos removal and lead risk work;
- Complete a site safety induction and hazardous materials training identifying health risks associated with the project;
- Provide evidence of current medical records, relevant training, , qualifications and competencies; and
- Prepare site-specific hazmat removal control plan/s for the proposed works.
- The engaged hazardous materials removal contractor must have suitably professional indemnity and public liability insurance policies prior to commencing the works.

All hazmat removal works must be undertaken in accordance with the conditions of the removal contractor's licence, project specifications, safety documentation and legislative requirements.

Removal control plans and other relevant documentation prepared by the hazmat removal contractor should be reviewed by the occupational hygienist / licensed asbestos assessor engaged to oversee the hazmat component of the project.

8.2 Personal Protective Equipment

During hazmat removal, abatement and/or any works that have a potential to disturb hazardous materials, PPE must be worn by all persons within the controlled hazmat work area. In general PPE suitable for working with the hazardous materials specified in this HMMP may include the following:

- Respirator (RPE – silicon half face, full face and/or disposable masks);
- Coveralls (disposable, Type 5 or Type 6); and
- Eye / face protection, gloves, work boots and disposable booties approved for hazmat work.

Note that disposable masks, coveralls, booties and gloves are single use only and must be disposed of as hazardous waste after each use. Non-disposable respirators need to be decontaminated and cartridges inspected and replaced as required dependent upon type and duration of usage.

An occupational hygienist / asbestos assessor should be consulted to provide advice on the type of PPE to be used for a specific project.

8.3 Removal Works Zone Preparation

Prior to the commencement of the hazmat removal works in specific areas of the Fort Street Public School, controlled hazmat removal exclusion zones must be setup. The degree of setup and controls depends on the type, nature and quantity of the hazardous material being removed, however in summary may include the following:

- Temporary fencing / barricading delineating the exclusion zone;
- Installation of appropriate signage at the entry/access points indicating that hazmat removal works are in progress and no unrestricted access is permitted;
- Installation of a decontamination area(s) / storage / change area attached to the entry/access points to the hazmat removal area;
- Adequate supply of required PPE;
- Water and dust suppression facilities; and
- Copy of all hazmat contractor's licensing, permits and work methods.
- At the completion of setup works the hazmat removal zone must be inspected by the occupational hygienist / licensed asbestos assessor to confirm the suitability and integrity of the implemented measures prior to removal works, such that any deficiencies can be identified and resolved prior to the commencement of works.

8.4 Air Monitoring

To monitor the efficiency of the controls in place, air monitoring / dust monitoring should be undertaken in relevant areas for the duration of the works. The air monitoring results should be supplied in a timely manner for the information of contractor and site workers.

Airborne asbestos fibre monitoring is undertaken in accordance with the National Occupational Health and Safety Commission's *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres – 2nd Edition* [NOHSC: 3003(2005)]. Monitoring for lead in air is conducted in accordance with Australian Standard (AS) 3640-2009 "*Workplace Atmospheres – Method for sampling and gravimetric determination of inhalable dusts*".

When air monitoring is being conducted, particularly within internal areas, it is recommended that any access machinery used, e.g. EWPs, are electric rather than diesel. This is to reduce potential overloading of sampling filters and unrepresentative results due to emission particulate.

To maintain independence from the hazmat removal contractor, all air monitoring for the duration of the hazmat removal works should be undertaken by the occupational hygienist.

8.5 Storage and Disposal of Waste

Asbestos waste generated during removal works, including used disposable PPE, shall be double bagged in 200 µm thick polyethylene bags. Bags should be filled to no more than 50% of capacity and contents should be 'wetted' down before sealing. Bags should be 'goose-neck' tied and sealed with suitable gaffe tape or similar. Asbestos waste bags should be decontaminated prior to removal from site and should be labelled with appropriate warning labels indicating the waste bags contents.

All solid lead waste (paint chips/flakes, used PPE and rags, etc.) should be contained in plastic sheet, drums or 200µm polythene bags, adequately sealed and marked as lead containing waste within the lead removal works area. All sealed waste within the lead removal area must be cleaned free of dust prior to removal from the works area to a secondary waste storage area (a skip bin etc).

All hazmat generated waste is to be classified and transported and disposed off site to a suitably licensed waste facility in accordance with the requirements of the NSW EPA *Waste Classification Guidelines – Part 1: Classifying Waste* (NSW EPA 2014). Contaminated water is to be managed and contained to prevent the cross contamination of other areas, collected and appropriately tested, treated, classified and lawfully disposed.

All waste certificates documenting appropriate disposal of the lead contaminated waste must be retained by the Principal Contractor and/or Site HMMP Manager.

8.6 Clearance Certification

Clearance to re-occupy a hazmat removal work area is determined by undertaking a thorough clearance inspection by a competent person. Hazmat exclusion zones shall remain in place until clearance has been provided. Clearance air monitoring may be deemed necessary by the inspecting competent person and the results of which shall form part of the clearance certificate.

8.7 Record Keeping

The Site HMMP Manager shall keep detailed records of all hazmat removal works undertaken at the site and shall organise for the update of this HMMP and the Site Hazardous Materials Register accordingly for each hazmat removal event to reflect:

- Location of hazmat removal works;
- Extent of hazmat removal works;
- Dates of completed hazmat removal works;
- Licensed removal contractor details; and
- Clearance certification details including name of competent person or LAA.
- An example Hazmat Register Review and Reinspection Form is contained in **Appendix B**. An example Hazmat Removal Works Register is contained in **Appendix C**. The Site Hazardous Materials Report and Register is contained in **Appendix D**.

9. Inadvertent Damage / Emergency Response

An emergency situation is most likely to entail such a scenario where hazardous materials at the site have been inadvertently disturbed through actions of site employees, site users, maintenance personnel, contractors or visitors. Where such damage has occurred, the Site HMMP Manager must be notified immediately. Where hazardous materials have been damaged, potential exposure risks may be increased.

Separate to the above, it is possible that during hazardous material removal works, an emergency may occur within the building that could necessitate the need for all persons to evacuate the building, e.g. fire alarm siren. Events likely to present an emergency may include but not be limited to:

- Fire Evacuation;
- Chemical spill and contamination; and
- Gas leak/contaminated atmosphere hazardous to health.

In the case of the above situations requiring an emergency, the Site Owner and Site HMMP Manager should be notified immediately and the area evacuated. Where time permits, and area should be made safe and personal decontamination undertaken prior to hazmat workers evacuating the building. When there is no time, an emergency situation takes priority over the hazardous material removal works, the requirement for personal decontamination is waived and all persons must evacuate the building immediately.

Prior to any hazmat removal works program, the risks associated with the removal work should be assessed and include contingencies, controls and procedures for inadvertent damage and emergencies. Workers should be provided appropriate training to know what to do in the event of possible emergency scenarios.

10. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquiries.

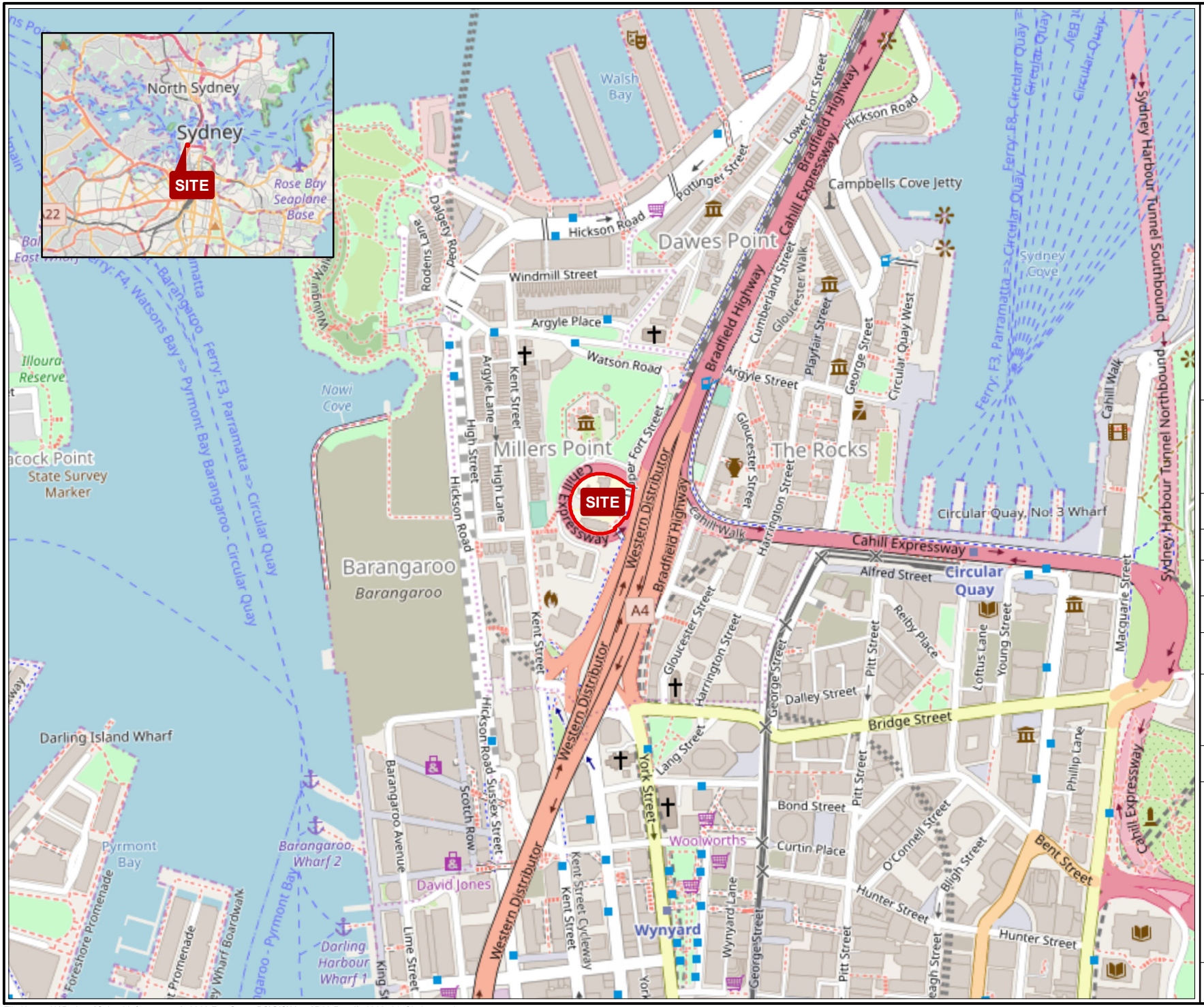
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Figures



Legend:

Approximate Site Boundary

JBS&G

Job No: 56262	
Client: School Infrastructure NSW	
Version: R02 Rev 0	Date 26/07/2019
Drawn By: AV	Checked By: RS
Scale 1:7,500	

0 80 160

metres

Coord. Sys. GDA 1994 MGA Zone 56

Upper Fort Street, Observatory Hill Millers Point, NSW

SITE LOCATION

FIGURE 1

File Name: N:\Projects\School Infrastructure\56262 Fort Street PS\GIS\Maps\R02 Rev 0\56262_01_SiteLoc.mxd

Legend:

- Approximate Site Boundary
- Structure to be Demolished
- Structure to be Retained/Refurbished

JBS&G

Job No: 56262	
Client: School Infrastructure NSW	
Version: R02 Rev 0	Date 26/07/2019
Drawn By: AV	Checked By: RS
Scale 1:750	

0 9 18
metres

Coord. Sys. GDA 1994 MGA Zone 56

Upper Fort Street, Observatory Hill Millers Point, NSW

SITE LAYOUT

FIGURE 2

File Name: N:\Projects\School Infrastructure\56262 Fort Street PS\GIS\Maps\R02 Rev 0\56262_02_SiteLay.mxd
Reference: Nearmap - nearmap.com.au - Imagery 01-07-2019

Appendix A HMMP Induction Form

DATE	NAME	COMPANY	SIGNATURE

DATE	NAME	COMPANY	SIGNATURE

Appendix B Hazmat Register Review and Reinspection

DATE	AREA INSPECTED	COMMENTS	INSPECTING COMPANY AND PERSONNEL DETAILS	SITE HMMP MANAGER SIGNATURE

DATE	AREA INSPECTED	COMMENTS	INSPECTING COMPANY AND PERSONNEL DETAILS	SITE HMMP MANAGER SIGNATURE

Appendix C Hazmat Removal Works Record

DATE	LOCATION OF WORKS	WORKS COMPLETED	HAZMAT REMOVAL WORKS COMPLETED BY	DETAILS OF CLEARANCE INSPECTION AND CERTIFICATE	SITE HMMP MANAGER SIGNATURE

DATE	LOCATION OF WORKS	WORKS COMPLETED	HAZMAT REMOVAL WORKS COMPLETED BY	DETAILS OF CLEARANCE INSPECTION AND CERTIFICATE	SITE HMMP MANAGER SIGNATURE

Appendix D Site Hazardous Materials Register

Hazardous Materials Register (Rev 0)
Fort Street Public School
Building A
Date of Production – 5/8/2019

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
As per A-A02	Room R0005, concrete roof	Bituminous felt membrane	-	Yes	Non-Friable	**Assumed Asbestos**	Fair	15 m^2	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. <u>OR</u> Leave in situ, manage in accordance with SWA 2018b and monitor condition	10/7/2019 JBS&G SL & RS	
As per A-A04	Room R0012, ceiling	Fibre cement sheeting	2	Yes	Non-Friable	**Assumed Asbestos**	Fair	15 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per A-A04	Room R0013, ceiling	Fibre cement sheeting	-	Yes	Non-Friable	**Assumed Asbestos**	Fair	20 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per A-A04	Room R0014, ceiling	Fibre cement sheeting	-	Yes	Non-Friable	**Assumed Asbestos**	Fair	20 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
A-A04	Room R0015, ceiling	Fibre cement sheeting	3	Yes	Non-Friable	**Chrysotile Asbestos Detected**	Fair	15 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per A-A02	Room R0017, concrete roof	Bituminous felt membrane	-	Yes	Non-Friable	**Assumed Asbestos**	Fair	3 m^2	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	10/7/2019 JBS&G SL & RS	
A-A02	Room R0024, concrete roof	Bituminous felt membrane	4	Yes	Non-Friable	**Chrysotile Asbestos Detected**	Fair	3 m^2	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	10/7/2019 JBS&G SL & RS	
As per A-A02	Room R0027, concrete roof	Bituminous felt membrane	5	Yes	Non-Friable	**Assumed Asbestos**	Fair	25 m^2	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	10/7/2019 JBS&G SL & RS	
As per A-A02	Room R0028, concrete roof	Bituminous felt membrane	5	Yes	Non-Friable	**Assumed Asbestos**	Fair	25 m^2	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
A-AD01	Roof void	Accumulated Dust	6	Yes	Friable	**Chrysotile Asbestos detected in weathered fibre cement fragments, fibrous bituminous-like fragments and in the form of loose fibre bundles**	Poor	530 m^2	Access to the roof void shall be immediately restricted and appropriate asbestos warning signage installed to access/egress points to inform personnel of the known asbestos hazards for the interim period and until asbestos removal works can be completed If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Manage in accordance with SWA 2018b	10/7/2019 JBS&G SL & RS	
No Asbestos Detected (NAD)											
A-A01	Room R0005, external timber windows	Putty	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-A03	Room R0017, between concrete soffit and external brick wall	Mastic	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-A05	Room R1009 and R1010, floor adjacent sink	Cream vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-A06	Sub-floor void, redundant electrical wiring	Cable sheath	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Lead Containing Dust											
A-LD01	Roof void	Accumulated Dust	6	Yes	-	**2,000 mg/kg**	Poor	530 m^2	Access to the roof void shall be immediately restricted due to the presence of friable ACD (refer item A-AD01 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017. OR Manage in accordance with SWA 2018b and AS4361.2-2017	10/7/2019 JBS&G SL & RS	
Lead Based Paints											
A-LP01	Room R0005, external timber windows	Cream Paint	7	Yes	-	**0.15% w/w**	Fair	10 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
A-LP03	External timber doors, internal and external faces	Blue paint	8	Yes	-	**0.64% w/w**	Good	50 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
A-LP04	Toilet block, external windows and fascia	White paint	9	Yes	-	**0.72% w/w**	Fair	15 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
A-LP06	Ground floor and first floor, timber skirting boards	White paint	10	Yes	-	**2.7% w/w**	Fair	100 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
XRF	Throughout internal and external areas	Various coloured paint systems	-	Yes	-	**> 0.00 mg/cm²**	Fair/Good	> 300 m²	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
Non-Lead Based Paints											
A-LP02	Room R0005, soffit/ceiling	Cream paint	-	Yes	-	0.04% w/w	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-LP05	Room R0014, internal walls	Yellow paint	-	Yes	-	<0.01% w/w	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-LP07	Ground floor and first floor, internal walls	White paint	-	Yes	-	<0.01% w/w	-	-	No further action required	10/7/2019 JBS&G SL & RS	
A-LP08	Ground floor and first floor, ceilings	White paint	-	Yes	-	0.08% w/w	-	-	No further action required	10/7/2019 JBS&G SL & RS	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, OR Handle in accordance with ANZECC 1997	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Synthetic Mineral Fibres (SMF)											
-	Room R1005, instant hot water system	Insulation core	11	No	Non-Friable	**Assumed SMF**	Good	1 m^2	Remove in accordance with NOHSC:2006 (1990) or leave in-situ and manage in accordance with NOHSC:2006 (1990)	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
As per B-A06	Room R0001, ceiling	Fibre cement sheeting	-	Yes	Non-Friable	**Assumed Asbestos**	Good	8 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
B-A06	Room R0002, ceiling	Fibre cement sheeting	13	Yes	Non-Friable	**Chrysotile, Amosite and Crocidolite Asbestos Detected**	Good	15 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0005, ceiling	Fibre cement sheeting	-	Yes	Non-Friable	**Assumed Asbestos**	Good	8 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0006, cupboard ceiling	Fibre cement sheeting	14	Yes	Non-Friable	**Assumed Asbestos**	Good	1 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0007, external soffit lining	Fibre cement sheeting	15	Yes	Non-Friable	**Assumed Asbestos**	Good	12 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0008, cupboard ceiling	Fibre cement sheeting	-	Yes	Non-Friable	**Assumed Asbestos**	Good	1 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0010, ceiling	Fibre cement sheeting	16	Yes	Non-Friable	**Assumed Asbestos**	Good	30 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per B-A06	Room R0014, ceiling	Fibre cement sheeting	-	Yes	Non-Friable	**Assumed Asbestos**	Good	5 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0015, ceiling	Fibre cement sheeting	-	Yes	Non-Friable	**Assumed Asbestos**	Good	12 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per B-A06	Room R0016, cupboard ceiling	Fibre cement sheeting	-	Yes	Non-Friable	**Assumed Asbestos**	Good	1 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
B-A04	Eastern roof void	Corrugated fibre cement fragments	17	Yes	Non-Friable	**Chrysotile, Amosite and Crocidolite Asbestos Detected**	Poor	2 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
B-AD01	Eastern roof void	Accumulated dust	-	Yes	-	No asbestos detected	Poor	160 m^2	The entire eastern roof void is assumed to be impacted with friable asbestos. Access to the roof void shall be immediately restricted and appropriate asbestos warning signage installed to access/egress points to inform personnel of the known asbestos hazards for the interim period and until asbestos removal works can be completed If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a.	10/7/2019 JBS&G SL & RS	
B-AD02	Eastern roof void, on top of roof beams	Accumulated dust	18	Yes	Friable	**Chrysotile asbestos detected in the form of loose fibre bundles**				10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
B-AD03	Western roof void	Accumulated dust	19	Yes	Friable	**Chrysotile asbestos detected in the form of loose fibre bundles**	Poor	280 m^2	The entire western roof void is assumed to be impacted with friable asbestos. Access to the roof void shall be immediately restricted and appropriate asbestos warning signage installed to access/egress points to inform personnel of the known asbestos hazards for the interim period and until asbestos removal works can be completed If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a.	10/7/2019 JBS&G SL & RS	
No Asbestos Detected (NAD)											
B-A02	Room R0001, floor	Brown vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
As per B-A02	Room R0002, floor	Brown vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
As per B-A02	Room R0003, floor	Brown vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
As per B-A02	Room R0004, floor	Brown vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
As per B-A02	Room R0014, floor	Brown vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
B-A01	Room R0019, floor at entry	Grey vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
B-A03	Eastern roof void, redundant electrical wiring	Cable sheath	-	Yes	-	No asbestos detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
B-A05	Eastern roof void	Hessian pipe lagging	-	Yes	-	No asbestos detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
B-AD04	Wall cavity between eastern and western roof voids	Accumulated dust	-	Yes	-	No asbestos detected	-	-	No further action required	10/7/2019 JBS&G SL & RS	
Lead Containing Dust											
B-LD01	Eastern roof void	Accumulated dust	18	Yes	-	**2,600 mg/kg**	Poor	160 m^2	Access to the roof void shall be immediately restricted due to the presence of friable ACD (refer item B-AD02 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
B-LD02	Western roof void	Accumulated dust	19	Yes	-	**1,400 mg/kg**	Poor	280 m²	Access to the roof void shall be immediately restricted due to the presence of friable ACD (refer item B-AD03 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017	10/7/2019 JBS&G SL & RS	
B-LD03	Wall cavity between eastern and western roof voids	Accumulated dust	-	Yes	-	170mg/kg	Poor	-	No further action required	10/7/2019 JBS&G SL & RS	
Lead Based Paints											
B-LP03	External timber windows and eaves	White paint	20	Yes	-	**1.2% w/w**	Fair	180 m²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
B-LP04	External metal handrails	Green paint	21	Yes	-	**0.82% w/w**	Fair	10 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0001, doors and architraves	Blue/green paint	-	Yes	-	**Assumed Lead Based Paint**	Good	5 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0001, internal walls	White/cream paint	-	Yes	-	**Assumed Lead Based Paint**	Good	20 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per B-LP07	Room R0002, doors and architraves	Blue/green paint	-	Yes	-	**Assumed Lead Based Paint**	Good	5 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
B-LP08	Room R0002, internal walls	White/cream paint	-	Yes	-	**1.9% w/w**	Good	30 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0003, doors and architraves	Blue/green paint	-	Yes	-	**Assumed Lead Based Paint**	Good	5 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per B-LP08	Room R0003, internal walls	White/cream paint	-	Yes	-	**Assumed Lead Based Paint**	Good	40 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0004, doors and architraves	Blue/green paint	-	Yes	-	**Assumed Lead Based Paint**	Good	5 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0004, internal walls	White/cream paint	-	Yes	-	**Assumed Lead Based Paint**	Good	20 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
B-LP07	Room R0005, doors and architraves	Blue/green paint	-	Yes	-	**0.18% w/w**	Good	5 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0005, internal walls	White/cream paint	-	Yes	-	**Assumed Lead Based Paint**	Good	20 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0006, doors and architraves	Blue/green paint	-	Yes	-	**Assumed Lead Based Paint**	Good	5 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per B-LP08	Room R0006, internal walls	White/cream paint	-	Yes	-	**Assumed Lead Based Paint**	Good	30 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0008, doors and architraves	Blue/green paint	22	Yes	-	**Assumed Lead Based Paint**	Good	5 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0008, internal walls	White/cream paint	23	Yes	-	**Assumed Lead Based Paint**	Good	50 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per B-LP05	Room R0010, internal walls	Cream paint	-	Yes	-	**Assumed Lead Based Paint**	Good	50 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP06	Room R0010, skirting boards	Cream/pink paint	-	Yes	-	**Assumed Lead Based Paint**	Good	10 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
B-LP01	Room R0012, lower external walls	Cream paint	24	Yes	-	**1.5% w/w**	Good	50 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
B-LP02	Room R0012, external timber door frames	White paint	25	Yes	-	**1.8% w/w**	Good	15 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP07	Room R0014, doors and architraves	Blue/green paint	-	Yes	-	**Assumed Lead Based Paint**	Good	5 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0014, internal walls	White/cream paint	-	Yes	-	**Assumed Lead Based Paint**	Good	20 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per B-LP07	Room R0016, doors and architraves	Blue/green paint	-	Yes	-	**Assumed Lead Based Paint**	Good	5 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP08	Room R0016, internal walls	White/cream paint	-	Yes	-	**Assumed Lead Based Paint**	Good	80 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
B-LP05	Room R0017, internal walls	Cream paint	26	Yes	-	**0.17% w/w**	Good	200 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per B-LP06	Room R0017, skirting boards	Cream/pink paint	-	Yes	-	**Assumed Lead Based Paint**	Good	20 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP05	Room R0018, internal walls	Cream paint	-	Yes	-	**Assumed Lead Based Paint**	Good	200 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
B-LP06	Room R0018, skirting boards	Cream/pink paint	27	Yes	-	**0.26% w/w**	Good	20 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per B-LP05	Room R0019, internal walls	Cream paint	-	Yes	-	**Assumed Lead Based Paint**	Good	200 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
As per B-LP06	Room R0019, skirting boards	Cream/pink paint	-	Yes	-	**Assumed Lead Based Paint**	Good	20 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
XRF	Throughout internal and external areas	Various coloured paint systems	-	Yes	-	**> 0.00 mg/cm^2**	Good	> 300 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, OR Handle in accordance with ANZECC 1997	10/7/2019 JBS&G SL & RS	
Synthetic Mineral Fibres (SMF)											
-	Room R0015, hot water system	Insulation core	28	No	Non-Friable	**Assumed SMF**	Good	1 m^2	Remove in accordance with NOHSC:2006 (1990)	10/7/2019 JBS&G SL & RS	
-	Room R0016, instant hot water system	Insulation core	-	No	Non-Friable	**Assumed SMF**	Good	1 m^2	Remove in accordance with NOHSC:2006 (1990)	10/7/2019 JBS&G SL & RS	
-	Eastern and western roof voids, roof sarking	Insulation	29	Yes	Non-Friable	**Assumed SMF**	Good	440 m^2	Remove in accordance with NOHSC:2006 (1990)	10/7/2019 JBS&G SL & RS	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Cottage
Date of Production – 5/8/2019

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
-	External northern aspect, electrical cabinet	Electrical backing board	31	Yes	Non-Friable	**Assumed Asbestos**	Good	1 m^2	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. <u>OR</u> Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G RS & SL	
No Asbestos Detected (NAD)											
C-A01	External northern aspect, electrical cabinets, internal lining	Fibre cement sheeting	-	Yes	-	No Asbestos Detected	-	-	No further action required	16/7/2019 JBS&G RS & SL	
C-A02	Kitchen, floor	Grey vinyl	-	Yes	-	No Asbestos Detected	-	-	No further action required	16/7/2019 JBS&G RS & SL	
C-AD01	Roof void	Accumulated dust	-	Yes	-	No Asbestos Detected	-	-	No further action required	16/7/2019 JBS&G RS & SL	
Lead Containing Dust											
C-LD01	Roof void	Accumulated dust	32	Yes	-	**790 mg/kg**	Poor	100 m^2	Restrict general access to area. if workers/visitors are required to enter the area, appropriate control measures must be implemented in accordance with AS4361.2-2017. Remove prior to demolition/renovations by an experience hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Lead Based Paints											
C-LP02	External walls	Brown paint	33	Yes	-	**2.2%w/w**	Good	140 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	
C-LP03	External timber windows sills and frames	White paint	34	Yes	-	**0.62%w/w**	Good	30 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	
C-LP04	Extension portion, internal walls	Cream paint	35	Yes	-	**1.4%w/w**	Good	100 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
C-LP05	Internal timber windows frames, skirting boards and architraves	White paint	36	Yes	-	**0.88%w/w**	Good	60 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	
C-LP06	Original portion, internal walls above the picture rail	Cream Paint	37	Yes	-	**1.6%w/w**	Good	40 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	
XRF	Throughout internal and external areas	Various coloured paint systems	-	Yes	-	**> 0.00 mg/cm^2**	Good	> 100 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G RS & SL	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Non-Lead Based Paints											
C-LP01	External timber veranda posts and frame	White Paint	-	Yes	-	0.06% w/w	-	-	No further action required	16/7/2019 JBS&G RS & SL	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, OR Handle in accordance with ANZECC 1997	16/7/2019 JBS&G RS & SL	
Synthetic Mineral Fibres (SMF)											
-	Kitchen, hot water system	Insulation core	-	Yes	Non-Friable	**Assumed SMF**	Good	1 m^2	Remove in accordance with NOHSC:2006 (1990) or leave in-situ and manage in accordance with NOHSC:2006 (1990)	16/7/2019 JBS&G RS & SL	
-	Roof void	Insulation batts	38	Yes	Non-Friable	**Assumed SMF**	Good	100 m^2	Remove in accordance with NOHSC:2006 (1990) or leave in-situ and manage in accordance with NOHSC:2006 (1990)	16/7/2019 JBS&G RS & SL	
-	Roof void, air conditioning ducting	Insulation	39	Yes	Non-Friable	**Assumed SMF**	Good	50 m^2	Remove in accordance with NOHSC:2006 (1990) or leave in-situ and manage in accordance with NOHSC:2006 (1990)	16/7/2019 JBS&G RS & SL	

Hazardous Materials Register (Rev 0)
Fort Street Public School
Garage
Date of Production – 5/8/2019

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
G-A01	Northern portion, eaves	Fibre cement sheeting	41	Yes	Non-Friable	**Chrysotile Asbestos Detected**	Fair	10 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per G-A01	Southern portion, north gable panels	Fibre cement sheeting	42	Yes	Non-Friable	**Assumed Asbestos**	Fair	10 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
G-A02	Northern portion, ceiling	Fibre cement sheeting	43	Yes	Non-Friable	**Chrysotile Asbestos Detected**	Good	20 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
As per G-A02	Southern portion, ceiling	Fibre cement sheeting	44	Yes	Non-Friable	**Assumed Asbestos**	Good	55 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	
G-A03	Roof void	Corrugated fibre cement debris and fragments	45	Yes	Non-Friable	**Chrysotile, Amosite and Crocidolite Asbestos Detected**	Poor	1 m^2	Remove prior to commencement of demolition works. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
G-AD01	Roof void	Accumulated dust	46	Yes	Friable	**Chrysotile and crocidolite asbestos detected in fibre cement material**	Poor	75 m²	The entire roof void is assumed to be impacted with friable asbestos. Access to the roof void shall be immediately restricted and appropriate asbestos warning signage installed to access/egress points to inform personnel of the known asbestos hazards for the interim period and until asbestos removal works can be completed If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a.	10/7/2019 JBS&G SL & RS	
Lead Containing Dust											
G-LD01	Roof void	Accumulated dust	46	Yes	-	**2,300 mg/kg**	Poor	75 m²	Access to the roof void shall be immediately restricted due to the presence of friable ACD (refer item G-AD01 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. The friable ACD must be removed prior to the commencement of demolition works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Lead Based Paints											
G-LP01	External timber doors	Green/blue paint	47	Yes	-	**11% w/w**	Fair	10 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
G-LP02	External timber door frames	Blue paint	48	Yes	-	**32% w/w**	Fair	5 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
G-LP03	Eaves	White paint	-	Yes	-	**5.0% w/w**	Good	10 m^2	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
XRF	Throughout internal and external areas	Various coloured paint systems	-	Yes	-	**> 0.00 mg/cm²**	Good/Fair	> 50 m²	Remove loose and flaking paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials may be demolished if care is taken not to spread paint flakes to surrounding areas. Alternatively, remove all paint prior to demolition by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	10/7/2019 JBS&G SL & RS	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to active electricity supply. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection following isolation of electricity supply, OR Handle in accordance with ANZECC 1997	10/7/2019 JBS&G SL & RS	
Synthetic Mineral Fibres (SMF)											
-	Roof void, roof sarking	Insulation	49	Yes	Non-Friable	**Assumed SMF**	Good	75 m²	Remove in accordance with NOHSC:2006 (1990)	10/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Asbestos Containing Materials (ACM)											
M-A01	Ground floor entry, electrical cabinet, internal lining	Fibre cement sheeting	51	Yes	Non-Friable	**Chrysotile and Amosite Asbestos**	Fair	3 m^2	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	
M-A02	Ground floor entry, electrical cabinet	Electrical backing board	52	No	Non-Friable	**Chrysotile Asbestos**	Fair	1 m^2	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	
M-A05	Ground floor, on top of desk	Fibre cement sheet debris	53	Yes	Non-Friable	**Chrysotile Asbestos**	Poor	1 m^2	If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
As per M-A08 & M-A09	First and second floors, scattered ceiling panels and debris	Fibre cement sheeting	55/56	Yes	Non-Friable	**Assumed Asbestos**	Poor	Unknown	All FCS debris throughout the MET Building should be assumed to contain asbestos. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	
M-A08	Second floor, south-west stairwell, ceiling	Fibre cement sheeting	54	Yes	Non-Friable	**Chrysotile Asbestos**	Fair	5 m^2	All FCS throughout the MET Building should be assumed to contain asbestos. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	
M-A09	Second floor, south-west stairwell, ceiling	Fibre cement sheeting	-	Yes	-	No Asbestos detected ***Assumed Asbestos***	Poor	5 m^2		16/7/2019 JBS&G SL & RS	
M-A12	Second floor	Bituminous sheet debris	-	-	-	No Asbestos detected ***Assumed Asbestos***	Poor	Unknown	The bituminous sheet material is assumed to be associated with the roof membrane and all bituminous sheet material should be assumed to contain asbestos. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Leave in situ, manage in accordance with SWA 2018b and monitor condition	16/7/2019 JBS&G SL & RS	
M-A13	Second floor	Bituminous sheet debris	58	Yes	Friable	**Chrysotile Asbestos**				16/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
M-A10	Roof, south-west stairs, external wall cladding	Fibre cement sheeting	57	Yes	Non-Friable	**Chrysotile and Crocidolite Asbestos**	Poor	10 m^2	Remove prior to demolition/renovation. Works to be completed under controlled conditions by Class A or B licensed removal contractor in accordance with SWA 2018a	16/7/2019 JBS&G SL & RS	
M-AD01	Ground floor, entry	Accumulated dust	-	Yes	-	No Asbestos Detected	Poor	Unknown	All dust within the MET Building should be assumed to be impacted with friable asbestos due to the potential for the friable ACD to have dispersed throughout and to the lower levels of the building. Access to the MET Building shall be immediately restricted and appropriate asbestos warning signage installed to access/egress points to inform personnel of the known asbestos hazards for the interim period and until asbestos removal works can be completed If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a. OR Manage in accordance with SWA 2018b	16/7/2019 JBS&G SL & RS	
M-AD02	First floor, northern stair landing	Accumulated dust	-	Yes	-	No Asbestos Detected				16/7/2019 JBS&G SL & RS	
M-AD03	Second floor, south-west stair landing	Accumulated dust	-	Yes	Friable	**Chrysotile asbestos detected in bituminous material fragments**				16/7/2019 JBS&G SL & RS	
No Asbestos Detected (NAD)											
M-A03	Ground floor entry, below electrical cabinet	Green vinyl	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
M-A04	Ground floor, throughout	Green vinyl floor tile	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
As per M-A04	First floor, throughout	Green vinyl floor tile	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
M-A06	Ground floor, south-east stairwell	Green vinyl	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
M-A07	Ground floor, south-west room, splashback above sink	Decorative fibrous sheet	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
As per M-A07	First floor, kitchenette, splashback above sink	Decorative fibrous sheet	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
M-A11	Roof	Pink fibrous membrane	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
M-A14	Second floor, debris and underside of roof timbers	Tar material	-	Yes	-	No Asbestos detected	-	-	No further action required	16/7/2019 JBS&G SL & RS	
Lead Containing Dust											
M-LD01	Ground floor, entry	Accumulated dust	-	Yes	-	**1,200 mg/kg**	Poor	230 m^2	Access to the MET Building shall be immediately restricted due to the presence of friable ACD (refer item M-AD03 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017. OR Manage in accordance with SWA 2018b and AS4361.2-2017	16/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
M-LD02	First floor, northern stair landing	Accumulated dust	59	Yes	-	**2,500 mg/kg**	Poor	230 m^2	Access to the MET Building shall be immediately restricted due to the presence of friable ACD (refer item M-AD03 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017. OR Manage in accordance with SWA 2018b and AS4361.2-2017	16/7/2019 JBS&G SL & RS	
M-LD03	Second floor, south-west stair landing	Accumulated dust	-	Yes	-	**2,100 mg/kg**	Poor	230 m^2	Access to the MET Building shall be immediately restricted due to the presence of friable ACD (refer item M-AD03 above). If workers are required to enter the area, appropriate control measures must be implemented in accordance with SWA 2018a/2018b and AS4361.2-2017. If material to be disturbed as part of refurbishment works, remove prior to commencement of works. Works to be completed under controlled conditions by Class A licensed removal contractor in accordance with SWA 2018a and AS4361.2-2017. OR Manage in accordance with SWA 2018b and AS4361.2-2017	16/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Lead Based Paints											
M-LP01	External footings and northern entry	White paint	60	Yes	-	**2.9% w/w**	Fair	75 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP02	External timber windows	Cream paint	61	Yes	-	**5.9% w/w**	Poor	30 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP03	Ground floor, internal walls	White paint	62	Yes	-	**6.0% w/w**	Poor	> 400 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
M-LP04	North and south-west stairs, metal fire doors	Pink paint	63	Yes	-	**6.9% w/w**	Fair	10 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP05	First floor, internal walls	White paint	64	Yes	-	**0.22% w/w**	Poor	> 400 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP06	South-west stairwell, timber windows and door frames	Green paint	65	Yes	-	**6.9% w/w**	Poor	10 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
M-LP07	South-west stairwell, internal walls	Cream paint	66	Yes	-	**0.56% w/w**	Poor	50 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP08	Second floor, internal walls	Cream paint	67	Yes	-	**0.82% w/w**	Poor	> 400 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
M-LP09	Second floor balcony, external windows and doors	Green paint	68	Yes	-	**5.2% w/w**	Poor	15 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
M-LP10	Eaves and second floor balcony ceiling	White paint	69	Yes	-	**8.8% w/w**	Poor	75 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
XRF	Throughout internal and external areas	Various coloured paint systems	-	Yes	-	**> 0.00 mg/cm^2**	Poor	> 300 m^2	Remove loose and flaking paint as part of the refurbishment works by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017. Remaining paint well adhered to the building materials can be encapsulated with a layer of non-lead based paint. Alternatively, remove all paint prior to refurbishment by an experienced hazardous materials removal contractor in accordance with AS4361.2-2017.	16/7/2019 JBS&G SL & RS	
Polychlorinated Biphenyls (PCBs)											
Detailed inspection of light fittings could not be undertaken due to the structural integrity of the building. All light fittings should be assumed to contain PCBs.									Undertake detailed inspection once safe access is provided, OR Handle in accordance with ANZECC 1997	16/7/2019 JBS&G SL & RS	
Synthetic Mineral Fibres (SMF)											
No SMF materials were identified at the time of inspection									-	16/7/2019 JBS&G SL & RS	

JBS&G SAMPLE NO.	LOCATION	MATERIAL DESCRIPTION	PHOTO NUMBER	ACCESSIBLE AREA?	FRIABILITY	ANALYTICAL RESULT	MATERIAL CONDITION	APPROX. QUANTITY	ACTION REQUIRED	DATE OF LAST INSPECTION (INCL. COMPANY NAME AND INITIALS)	DATE OF CONTROL ACTION &/OR REMOVAL
Inaccessible Areas											
A number of areas were unable to be accessed and/or visually inspected due to the structural integrity of the building as detailed in the HBMS report.									Undertake detailed inspection of inaccessible areas prior to commencement of refurbishment works once safe access can be provided.	16/7/2019 JBS&G SL & RS	

Document Distribution

Rev No.	Copies	Recipient	Date
A	1 x electronic	Schools Infrastructure NSW c/o Sheena Duggan (John Staff)	4/10/2019
0	1 x electronic	Schools Infrastructure NSW c/o Sheena Duggan (John Staff)	15/10/2019

Document Status

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
A	Stuart Lumsden	Michael Samuel	Michael Samuel		4/10/2019
0	Stuart Lumsden	Michael Samuel	Michael Samuel		15/10/2019