SAFE WORK & ENVIRONMENTS

ASBESTOS REGISTER

37 BANCROFT AV, ROSEVILLE, NSW 2069

Author and Document Control

Reference	Authors	Reviewed/Approved	Approved	Date issued	Distribution
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EXECUTIVE SUMMARY

Safe Work and Environments Pty Ltd (SWE) was commissioned by Anglican Schools Corporation to undertake a survey for asbestos containing materials (ACM) at 37 Bancroft Avenue, Roseville NSW 2069 (hereafter referred to as "the Site"). The survey was undertaken by Ana Serra (Senior WHS&E Consultant) on 19th January 2017. The purpose of the survey was to assess the location, extent and condition of ACM in safely accessible areas and produce an Asbestos Register for the buildings/structures site. The site has not been previously assessed by SWE.

Details of the ACM identified at the Site, including a risk assessment for each item, have been included in the Asbestos Register in **Section 6** of the report.

The ACM identified and/or assumed present at the Site are generally in good to fair condition and present a limited risk to site occupants whilst the ACM remain undisturbed in their present condition.

Notwithstanding this, the following rectification works should be considered:

- any minor breaks found in fibre cement external and base walls sheeting in the shed should be sealed with paint; and
- fibre cement base sheeting in the shed should be sealed with paint.

Any ACM identified or assumed present should managed in accordance with the requirements of the NSW Work Health and Safety Regulation 2011 (the WHS Regulation) and the Safe Work Australia Code of Practice: How to Manage and Control Asbestos in the Workplace(2016).

ACM should be removed prior to any demolition, maintenance, refurbishment or other work that may result in their disturbance. All asbestos removal work must be carried out in accordance with the requirements of the WHS Regulation and the Safe Work Australia Code of Practice: How to Safely Remove Asbestos(2016).

1 INTRODUCTION

Safe Work and Environments Pty Ltd (SWE) was commissioned by Anglican Schools Corporation to undertake a survey for asbestos containing materials (ACM) at 37 Bancroft Avenue, Roseville NSW 2069 (hereafter referred to as "the Site"). The survey was undertaken by Ana Serra (Senior WHS&E Consultant) on 19th January 2017. The purpose of the survey was to assess the location, extent and condition of ACM in safely accessible areas and produce an Asbestos Register for the buildings/structures site. The site has not been previously assessed by SWE.

1.1 Site Description

The Site is located in Roseville suburb on the north side of Roseville College. It contains a painted brick walls house, some rendered and some with wood cladding, with roof tiles and an extension built with a wooden frame. On the east side of the house there is also a fibre cement shed, used as a garage and storage, with a corrugated metal roof.

2 REGULATORY FRAMEWORK

The identification, assessment, management and removal of ACM in NSW is regulated primarily under the:

- NSW Work Health and Safety Act 2011 (WHS Act);
- NSW Work Health and Safety Regulation 2011 (WHS Regulation);
- Safe Work Australia *Code of Practice: How to Manage and Control Asbestos in the Workplace* (2016); and
- Safe Work Australia *Code of Practice: How to Safely Remove Asbestos* (2016).

3 SURVEY METHOD

The asbestos survey consisted of a non-destructive, non-intrusive, visual inspection of safely accessible areas at the nominated site/building.It alsoincluded gathering of anecdotal information available from the public space, building occupants, owners and/or property management.

A photographic record was collected during the survey and is presented in **Appendix A**.

A limited program of material sampling and analysis was undertaken to supplement SWE's visual inspection. Copies of the laboratory certificates of analysis are contained in **Appendix B**.

A semi-quantitative asbestos risk assessment was undertaken to assess the risk associated with each ACM. This risk assessment method is outlined in the **Section** 4below.

The survey conducted by SWE excluded destructive/intrusive inspection and areas that require specialised access equipment or personnel such as:

- entry into confined spaces;
- work at height; and
- work in/on electrical plant/equipment.

4 ASBESTOS RISK ASSESMENT

Asbestos is considered a potential health risk when asbestos fibres are released to the atmosphere. The degree of risk associated with ACM is based on a number of factors including:

- asbestos type (i.e. friable / non-friable);
- condition;
- material treatment (e.g. enclosure, encapsulation, sealing);
- location; and
- accessibility and site activity.

The risk assessment method used by SWE for general guidance purposes involves assigning a score to each of the abovementioned risk factors as outlined in **Table 1** below. These scores are multiplied together to determine an overall risk rating for each material (i.e. ‘High’, ‘Medium’, ‘Low’ or ‘Nil’) as described in**Table 2**.

Risk assessments for ACM should be reviewed on a regular basis including when:

- the Asbestos Management Plan is reviewed;
- further asbestos or ACM is identified at the workplace;
- asbestos is removed from or disturbed, sealed, enclosed or undergoes any other change in condition;
- there is evidence that the risk assessment is no longer valid;
- there is evidence that control methods are not effective; or
- a significant change is proposed for the workplace or for work practices or procedures relevant to the risk assessment.

An asbestos risk assessment review is to be conducted at least every 5 years. The review is to be performed by a competent, and where necessary licenced, person.

Table 1 – Risk Factors and Scores

Asbestos Type		Condition	
0	Non asbestos Detected (NAD)	1	Nil or minimal sign of damage/deterioration. Material is structurally intact, generally no rectification required.
2	Non-Friable	2	Mild damage/deterioration.Overall material is structurally intactbut minor rectification is required or should be considered.
4	Friable	3	Severe damage/deterioration.Material may be structurally compromised and/or significant rectification is required.
Treatment			
1	Appears fullyenclosed, encapsulated or sealed/painted		
2	Partially enclosed, encapsulated or sealed/painted		
3	Generally not enclosed, encapsulated or sealed/painted		
Location		Accessibility / Activity	
1	Material located outdoors with significant potential for dilution due tonatural ventilation	1	Inaccessible or low activity area. Normally only accessed by maintenance personnel.Unlikely to be exposed to weathering and/or physical impact
2	Material located indoors, normally in the common air space of occupants	2	Moderate activity area. Accessible to a small or moderate number of personnel and/or directly exposed to weathering.
3	Material exposed to forced ventilation (e.g. air conditioning or fans) or is located in a confined area with limited natural ventilation	3	High activity area. Readily accessible to a large number of personnel orlikely to suffer physical impact other than normal weathering

Table 2

Total Score	*Risk Rating*	*Description*
50+	High (H)	These materials generally present aclear and immediaterisk of exposure toperson(s) entering the area. Controls should be implemented immediately to ensure that the risk of exposure is eliminated or minimised to an acceptable level. Interim controls typically include restricting access, installing warning signage, dust minimisation and general awareness. Wholesale asbestos removal or other high level controls are typically required.
20 - 49	Moderate (M)	These materials generally pose an elevated risk to the health of person(s) entering the area. Controls are generally recommendedin the short to medium term to ensure that the risk of exposure is minimised to an acceptable level and that the lifespan of the material is prolonged. Localised asbestos removal, enclosure, encapsulation and/or sealing is typically recommended.
1 - 19	Low (L)	These materials generally pose a low or negligible risk to the health of person(s) entering the area under normal circumstances. Controls beyond regular inspection, labelling and general awareness are usually not required unless conditions change.
0	Nil (N)	No action necessary.

Note: Where any planned maintenance, refurbishment or demolition works will disturb ACM, licensed removal is recommended**.**

5 RESULTS

Details of the ACM identified at the Site, including a risk assessment for each item, have been included in the Asbestos Register in **Section 6** of the report.

A photographic record was collected during the inspection and is presented **Appendix A**.

Copies of the laboratory certificates of analysis are contained in **Appendix B**.

5.1 Access Limitations

No access was available to the following areas:

- roofs and awnings generally (due height).

Limited access was available to the following areas:

- ceiling cavity (due height, location of services and limited clearance within cavity).

6 ASBESTOS REGISTER

The asbestos register for the Site is provided below. The following abbreviations have been used:

Amosite (**AM**), Chrysotile (**CH**), Crocidolite (**CR**), High (**H**), Low (**L**), Moderate (**M**), Not Applicable (**N/A**), No Asbestos Detected (**NAD**), Visual Observation (**VO**)

Assessment by:	Ana Serra	**Date of inspection:**	19 January 2017	**Register Review & Re-Inspection:**	January 2022
Site Contact:	Michelle Green, Anglican Schools Corp.	**Site Location:**	37 Bancroft Av, Roseville		

Sample No.	Results	Photo ID	Description	Location	Asbestos Type	Condition	Treatment	Location	Accessibility / Activity	Risk Score	Action Priority	Quantity (Lm, m^2, m^3)	Comments/ Recommendations
Asbestos Containing Materials													
S106051C.A04	CH and CR	1	Fibre cement sheeting	Shed – External profiled wall sheeting on north and south sides	2	2	2	1	2	16	L	10 m^2	Seal broken pieces with paint.Label material as asbestos. Reinspect condition on a regular basis. Remove prior to any refurbishment, demolition or other work that may disturb the material.
S106051C.A05	CH	2	Fibre cement sheeting	Shed – Fibre cement base cover	2	1	3	1	2	12	L	<1 m^2	Seal material with paint. Label material as asbestos. Reinspect condition on a regular basis. Remove prior to any refurbishment, demolition or other work that may disturb the material.

Sample No.	Results	Photo ID	Description	Location	Asbestos Type	Condition	Treatment	Location	Accessibility / Activity	Risk Score	Action Priority	Quantity (Lm, m^2, m^3)	Comments/ Recommendations
VO	Presumed Asbestos	3	Electrical Mounting Board	House –Electric Fuse Box	2	1	1	1	2	4	L	<1 m^2	Label material as asbestos. Reinspect condition on a regular basis. Remove prior to any refurbishment, demolition or other work that may disturb the material.
Non Asbestos Containing Materials													
S106051C.A01	NAD	4	Insulation material	House –Insulation material in roof space	0						N		No Asbestos Detected
S106051C.A02	NAD	5	Underlay covering	House –Underlay covering below carpets in bedroom area	0						N		No Asbestos Detected
S106051C.A03	NAD	6	Fibre cement cladding	Shed – External wall cladding on east and west sides	0						N		No Asbestos Detected

7 RECOMMENDATIONS

7.1 Site Specific Recommendations

The ACM identified and/or assumed present at the Site are generally in good to fair condition and present a limited risk to site occupants whilst the ACM remain undisturbed in their present condition.

Notwithstanding this, the following rectification works should be considered:

- any minor breaks found in fibre cement profiled external and base walls sheeting to the shed should be sealed with paint; and
- fibre cement base sheeting in the shed should be sealed with paint.

7.2 General Recommendations

Workplace exposure to airborne asbestos must be eliminated so far as is reasonably practicable. If it is not reasonably practicable to eliminate exposure to airborne asbestos, exposure must be minimised so far as is reasonably practicable.

Friable asbestos removal work must only be undertaken by a Class A licensed Asbestos Removal Contractor.

Removal of 10m^2 or more of non-friable asbestos must be undertaken by a Class A or Class B licensed asbestos removal contractor.

Non-friable asbestos materials that are intact and structurally sound may remain in place provided that they are not disturbed (e.g. cut, drilled, sanded or similar).

Asbestos containing materials should be re-inspected on a regular basis by a competent person.Any change to their condition should be reported.

Non-friable asbestos materials that become damaged should be repaired and/or replaced with a non-asbestos alternative as soon as possible.

If demolition, refurbishment, maintenance or other works are likely to disturb ACM then the ACM must be removed prior to the works commencing. A destructive/intrusive asbestos materials inspection may be necessary prior to work commencing to help ensure that the full extent of the ACM is adequately confirmed.

The technical requirements for asbestos removal should be outlined in a Scope of Works Report (i.e. Work Plan) developed by a suitably qualified and experienced consultant.

Management and removal of ACM is to be undertaken in accordance the WHS Regulation and:

- Safe Work Australia *Code of Practice: How to Manage and Control Asbestos in the Workplace (2016)*;
- Safe Work Australia *Code of Practice: How to safely remove asbestos (2016)*; and
- *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition* [NOHSC:3003(2005)].

Power tools, brooms, and any other implements that cause the release of airborne asbestos into the atmosphere must not be used on asbestos or ACM unless use of the equipment is suitably controlled. The use of the equipment is controlled if:

- the equipment is enclosed during its use; or
- is designed to capture or suppress airborne asbestos and is used in accordance with its design; or
- the equipment is used in a way that is designed to capture or suppress airborne asbestos safely; or
- a combination of these.

Air monitoring should be carried out during the removal of ACM. All air monitoring samples are to be analysed by a National Association of Testing Authorities (NATA) Accredited laboratory.

High-pressure water spray and compressed air must not be used on asbestos or ACM.

At the completion of asbestos removal a clearance inspection should be conducted by a competent, and where necessary licensed, person to assess the adequacy of the removal works undertaken.

Air monitoring and clearance inspections must be performed by person/s independent of the asbestos removal contractor.

All asbestos waste must be disposed at a waste collection facility licensed to receive asbestos waste. All tipping dockets must be retained.

The Site asbestos register and asbestos management plan should be readily available to all relevant persons.

8 STATEMENT OF LIMITATIONS

This report and the associated services performed by SWE are in accordance with the scope of services set out in the contract between SWE and the Client. The scope of services was defined by the requests of the Client, by the time and budgetary constraints imposed by the Client, and by the availability of access to the Subject Site.

SWE derived the data in this report primarily from research/review, visual inspections, examination of available records, interviews with individuals with information about the site, and if requested, limited sample collection and analysis made on the Dates indicated. In preparing this report, SWE has relied upon, and presumed accurate, certain information provided by the client and other parties including those identified herein. Except as otherwise stated in the report, SWE has not attempted to verify the accuracy or completeness of any such information.

Inspections exclude asbestos containing material(s) that may be present in concealed or inaccessible areas such as within building cavities and below the ground surface. The limitations of the methods used, and the disproportion between the cost of our services and any damage or loss that may arise as a result, are such that we cannot guarantee that all asbestos containing materials are identified.

Limitations apply to analytical methods used in the identification of substances including asbestos. These limitations may be due to the non-homogenous nature of samples, low concentration of the analyte, the presence of masking agents or other substances that may interfere with analysis and the general limits of the approved analytical technique.

No warranty, undertaking, or guarantee, whether expressed or implied, is made with respect to the data reported or to the findings, observation, conclusions and recommendations expressed in this report. Furthermore, such data, findings, observations, conclusions and recommendations are based solely upon conditions at the time of the investigation. The passage of time, manifestation of latent conditions or impacts of future events (e.g. changes in legislation, scientific knowledge, etc.) may require further investigation at the site with subsequent re-evaluation of the findings, observations, conclusions and recommendations expressed in this report.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between SWE and the Client. SWE accepts no liability or responsibility whatsoever and expressly disclaims any responsibility for or in respect of any use of or reliance upon this report by any third party or parties.

It is the responsibility of the Clientto accept if the Clientso chooses any recommendations contained within and implement them in an appropriate, suitable and timely manner.

Appendix A
Photographs

	Photograph 1, Shed - External profiled wall sheeting on north and south sides
	Photograph 2, Shed - Fibre cement base cover
	Photograph 3, House - Electrical Fuse Box

	Photograph 4, House - Insulation material in roof space
	Photograph 5, House – Underlay covering below carpets in bedroom area
	Photograph 6, House – External wall cladding on east and west sides

Appendix B
Certificate of Analysis

SAFE WORK & ENVIRONMENTS

03/02/2017

Attention: Michelle Green
Company: Anglican Schools Corporation
Fax/email: mgreen@sasc.nsw.edu.au

SWE Reference: S106051C
Client Reference: 37 Bancroft Av, Roseville
Date of Receipt: 20/01/2017
NATA Accreditation No: **17092**

Asbestos Identification
This report presents the results of 5 samples, collected by SWE consultant Ana Serra on 19 January 2017 for analysis for asbestos.

1. Introduction: The five samples collected by SWE consultant were examined and analysed for the presence of asbestos.

2. Methods: The samples were examined under a Stereo Microscope and selected fibres were analysed by Polarized Light Microscopy in conjunction with Dispersion Staining.

3. Results:

SWE Ref.	DATE ANALYSED	SAMPLE DESCRIPTION	DIMENSIONS (g/mm)	ANALYSIS RESULTS
S106051C - A01	27/01/2017	A01 - Off-white vitreous fibrous material	0.21 g	Vitreous fibrous material: No asbestos detected Synthetic mineral fibre detected Debris: No asbestos detected Organic fibre detected
S106051C - A02	27/01/2017	A02 - Dark brown compressed cement material	7x5x2 mm	No Asbestos Detected
S106051C - A03	27/01/2017	A03 - Grey compressed cement material	11x9x3 mm	No Asbestos Detected
S106051C - A04	27/01/2017	A04 - Off-white fibre cement material	25x10x2 mm	**Chrysotile & Crocidolite Asbestos Detected**
S106051C - A05	27/01/2017	A05 - Grey fibre cement material	10x7x2 mm	**Chrysotile Asbestos Detected**

Methodology: Qualitative identification of asbestos type fibres in bulk using Polarised Light Microscope carried out in accordance with AS4964-2004 and SWE's *In-House Method 3 – Fibre Identification*. The collection of the sampling is not covered under the below NATA Accreditation Scope.

NATA Accreditation Number: 17092
NATA Accreditation Scope: 7.82.31 – Asbestos Fibre Identification
7.84.31 – Asbestos

Analysed and reported by

Rune Knoph
Approved Issuer of Reports

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

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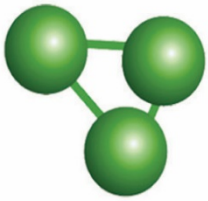

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