Asbestos Register

Blue Mountains City Council maintains asbestos registers ("registers") and asbestos management plans ("plans") relating to each of the buildings owned or occupied by the Council. The registers and plans record information about the existence and location of any known or presumed asbestos containing materials ("ACM") within those buildings.

The Council's governing body has adopted the Council's corporate [asbestos-registers] Asbestos Policy, which is available on our website.

The registers and plans are in two forms. First, the Council maintains a corporate asbestos register and a corporate asbestos management plan. Second, the Council has prepared individual registers and individual plans for each building that contains or may contain ACM. Hardcopies of those individual registers and plans are held in the building concerned.

Whenever work is carried out on a Council building the hardcopy register and the hardcopy plan are each amended by hand, as required. This action ensures that Council employees or contractors who work from time to time within that building have access to accurate information about the ACM that it contains or may contain.

The electronic versions of each of the corporate plans and registers, and of the plans and registers for individual buildings, are periodically updated. However, the key documents are the hardcopy registers and the hardcopy plans for each building which must be inspected before any work is carried out on that building.

NOTES:

(1) The Council's electronic registers and plans are valid as dated, and ARE NOT to be relied upon as definitive records and ARE NOT to be used for reference purposes for any construction, demolition, maintenance or any other onsite works. IN ALL CASES, the onsite hardcopy building specific asbestos register and building specific asbestos management plan MUST BE CONSULTED prior to the commencement of physical works on the building concerned. While the electronic versions of the Council's registers and plans provide guidance concerning the presence or possible presence of ACM it is the onsite hardcopy registers and plans which will remain up to date.

(2) The Council's electronic registers and plans relate to Council owned or managed buildings. The electronic registers and plans do not relate to structures (such as picnic shelters, bus shelters and other freestanding structures). Before any work is carried out on such structures the Council's Hazardous Materials Team ("HMT") MUST BE CONSULTED. The HMT may be contacted at **council@bmcc.nsw.gov.au**. The HMT will provide information concerning any ACM that may be present in the structure concerned.

Further information: Further information on safe asbestos management may be obtained by contacting Councils Hazardous Materials Team at **council@bmcc.nsw.gov.au**.

Main building

Asbestos/Lead Register & Management Plan

Asbestos Register/Lead and Management Plan

Policy Ref. No:	25132	Staff Consultative Committee Endorsement Date:	N/A
HPE Record No:	18/106075	Meeting Date:	N/A
Distribution:	Insite Delivery/Online	Endorsement Date:	ELT Meeting Date
Status:	Approved		
Scope:	Tenants, Facility Users, Community	Governing Policy:	Asbestos Policy
Lifespan:	5 years or following legislative change	Responsible Directorate/Group:	Economy Place & Infrastructure/Property and Commercial Services
Next review:	5 years from adoption	Contact Position:	Program Leader Hazardous Materials Team

DOCUMENT CONTROL

DOCUMENT NO.	DATA ENTRY		APPROVED & AUTHORISED	
	DATE	PERSONNEL	DATE	PERSONNEL
Upper mountains youth services building71402 3112022HMMR	23/11/2022	Luke Trevena	20/12/22	Jason Adams

PREVIOUS DOCUMENTATION

18/106075 - **EnviroScience 14/12/2017**

This document was prepared in accordance with Blue Mountains City Council Quality Policy and System, which is based on Australian Standard / NZS ISO 9001. It is issued subject to review and authorisation by approved signatories. It has been prepared for the particular requirements of Blue Mountains City Council based on a specific brief. It is not intended for and should not be relied upon by a third party, and should not be redistributed without written consent from YOUR COMPANY NAME. The information contained within this document should not be reproduced, presented or reviewed except in full. Prior to passing on to a third party, Blue Mountains City Council is to fully inform the third party of the specific brief and limitations associated with the commission.

Contents

1. Executive Summary

Blue Mountains City Council conducted Hazardous Materials Management Register for the workplace located at 31 Waratah Street Katoomba NSW 2780.

The inspection was conducted on 23/11/2022, and the following items were identified:

Location	Material Description	Risk Rating
External / GF / Exterior / East / Door infill	Fibre cement sheet	Very Low
External / GF / Exterior / Infill panel	Fibre cement sheet	Very Low
External / GF / Exterior / South West / Internal wall of lower ground floor	Fibre cement sheet	Very Low
External / GF / Exterior / South and East elevation wall cavities	Fibre cement	Very Low
External / GF / Exterior / West / Wall - FC Cladding beneath metal cladding	Fibre cement sheet	Very Low
External / L1 / Exterior / South / Eaves	Fibre cement sheet	Very Low
External / L1 / Exterior / West / Eaves	Fibre cement sheet	Very Low
External / L1 / Exterior / Northeast and southeast gable ends	Fibre cement sheet	Very Low
Internal / GF / Ceiling space / Formwork to underside of level 1	Fibre cement sheet	Very Low
Internal / L1 / External south east porch / South West / Ceiling and walls	Fibre cement sheet	Very Low
Internal / L1 / Internal hallway / North East / Ceiling of entry to level 1	Fibre cement sheet	Very Low
Internal / L1 / North east office / North / Wall infills on left and right of window	Fibre cement sheet	Very Low

LEAD PAINT

Location	Material Description	Risk Rating
External / GF / Exterior / External yellow paint to all surfaces	Yellow - Topcoat	Low
External / GF / Exterior / External / North East, Wrought Iron Brackets	Blue - Topcoat	Very Low
Internal / L1 / Interior / On timber trim throughout level 1	Blue and Light Blue - Topcoat	Very Low

2. Introduction

I. Building Information

ASSET #	7140
WORKPLACE NAME	Main building
WORKPLACE ADDRESS	31 Waratah Street Katoomba NSW 2780
WORKPLACE DESCRIPTION	Free standing commercial premises
APPROXIMATE AGE	<2003

II. Scope of Works

REPORT TYPE	Hazardous Materials Management Register
THE CLIENT	Blue Mountains City Council
AREA COVERED BY THE SCOPE	Internal & external areas of building
LEAD SURVEYOR	Luke Trevena
ASSISTANT SURVERYOR	-
INSPECTION DATE	23/11/2022

This Asbestos/Lead Management Plan has been developed by Blue Mountains City Council and in full accordance with NSW Work Health & Safety Regulation 2017

III. Risk Category

The asbestos/lead materials identified in this report have been assessed, given a Risk Category as outlined below and must be managed in full accordance with the Asbestos Management Plan.

Risk Category	Control Descriptor
A1	**Restrict Access & Remove**
	• Friable or poorly bonded to substrate, located in accessible areas. • Severely water damaged or unstable • Further damage or deterioration likely • Asbestos debris and stored asbestos in reasonably accessible areas
A2	**Enclose, Encapsulate or Seal by Licensed Contractor - Re-Inspect Periodically**
	• Damaged material in reasonably accessible areas • Friable or poorly bonded to substrate, with bonding achievable. • Possibility of disturbance through contact • Possibility of deterioration through weathering
A3	**Remove During Refurbishment or Maintenance. Enclose, Encapsulate or Seal by GeneralMaintenance Contractors, Re-Inspect Periodically**
	• Asbestos debris or stored material in rarely accessed areas • Further disturbance or damage unlikely, other than during maintenance or service • Asbestos friction materials, gaskets and brake linings
A4	**No remedial Action Re-Inspect Periodically**
	• Firmly bonded to substrate and readily visible for inspection • Inaccessible and fully contained • Stable and damage unlikely
A5	No Action Required - No ACM Identified

Should ACM be disturbed, the area must be isolated and an assessment by council's Competent Personor an independent assessment by an Occupational Hygienist or Licensed Asbestos Assessor must be undertaken and may coupled with airborne asbestos air monitoring.

It is expressly prohibited for any person other than a duly authorised Council Employee or engaged contractor to remove, handle, treat, dispose of or disturb ACM on a council owned asset. Should maintenance works be required on ACM or disturbed ACM is identified, then council must be advisedimmediately on 4780 5000

3. How to use this report

This report is an **Asbestos/Lead Materials Register (ALMR) and Asbestos/Lead Management Plan (ALMP)** for the location specified at Section 2 of this report. It covers the management of Asbestos Containing Materials (ACM), Lead Containing Paint (LCP) and Lead Containing Paint (LCP) which has been identified via an inspection process undertaken by the company detailed in Section 2 and this AMP must be read in conjunction with the above-mentioned ALMR.

The purpose of this ALMP is to ensure full compliance with the legislative and regulatory requirements intrinsic to Asbestos and Lead Management in NSW, including compliance with NSW Code of Practice How to manage and control asbestos in the workplace.

The person with management or control of the workplace must ensure this ALMR and ALMP is kept at the workplace and be readily accessible.

It is a requirement that any activity at this location involving the removal or encapsulation of any material listed in the Asbestos Register is recorded and signed off (Refer to Document Control on Page 2).

All Asbestos and Lead Related works must be consulted with Council prior to any works being undertaken in orderto ensure that the works are completed to a satisfactory standard in accordance with relevant codes, standards and guidelines.

To fulfil WHS obligations and to aid in the identification and management of lead paint and lead containing dust, Blue Mountains City Council has included lead paint/dust in the register.

Any queries regarding the interpretation and/or implementation of this Management Plan should be directedto Council **4780 5000**

4. Sampling Methodology

Asbestos Containing Materials

Suspected ACM were sampled by surveyor in accordance with AS4964:2004 *Method for the qualitative identification of asbestos in bulk samples* Where collected, representative samples were placed into clip-lock plastic bags and analysed by an external NATA-accredited laboratory for the presence of asbestos by polarised light microscopy and dispersion staining techniques.

Lead Containing Paint

Suspected LCP were sampled by surveyor in accordance with AS/NZS 4361.2:2017 *Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings*. Where collected, representative samples of paint were placed in a clip-lock plastic bags and then analysed internally, by NATA-accredited laboratory for determination of lead concentration.

Lead Containing Dust

Where general settled dust suspected of containing lead were identified, samples were collected by surveyor in accordance with AS/NZS4361.2:2017. An area of 100 cm^2 (10 x 10 cm^2) or 900cm^2 (30 x 30 cm^2) was marked out using a disposable template. A “Ghost Wipe” was then used to collect the sample. The wipe was placed flat onto the surface in one corner of the area to be sampled and rubbed across the entire area in an 'S' pattern. The wipe was re-folded so that the collected dust was on the inside and again rubbed across the area at 90° to the first 'S'. The wipe was again folded with the dust inside and placed in a clip-lock plastic bag.

Where bulk accumulated dusts suspected of containing lead were identified, samples were collected by surveyor using a metal spatula by scraping approximately 5 g of dust into a clip-lock plastic bag.

All samples were allocated a unique sample identification number and the location noted.

Collected samples were then analysed by an external NATA-accredited laboratory for determination of lead concentration by atomic absorption spectroscopy techniques.

5. Asbestos/Lead Materials Register

EXTERNAL - GF - EXTERIOR

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
1	Similar to previously sampled B17455S10	Asbestos	Chrysotile asbestos detected	Door infill	Fibre cement sheet	2 m^2	Non-Friable	Very Low	A4	5 yearly reinspection	-
-	Previously sampled B17455S01	Asbestos	No asbestos detected	Entry Sliding door infill	Fibre cement sheet	2 m^2	Not Applicable	-	A5	-	-
-	Similar to previously sampled B17455S01	Asbestos	No asbestos detected	Exterior infill panel above window	Fibre cement sheet	1 m^2	Not Applicable	-	A5	-	-
-	Previously sampled B17455S04	Asbestos	No asbestos detected	External walls	Exterior render coating	50 m^2	Not Applicable	-	A5	-	-
2	Previous sampled 17455-S02	Lead	Lead based paint system (0.2%w/w)	External yellow paint to all surfaces	Yellow - Topcoat	100 m^2	Not Applicable	Low	A3	As soon as practicable	Encapsulate flaking paint on front facade

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
3	Previously sampled B17455S10	Asbestos	Chrysotile asbestos detected	Infill panel	Fibre cement sheet	1 m^2	Non-Friable	Very Low	A4	5 yearly reinspection	-
4	442261/AS02	Asbestos	No Asbestos detected	Internal wall of lower ground floor	Fibre cement sheet	25 m^2	Not Applicable	Very Low	A5	5 yearly reinspection	-
5 & 6	-	Asbestos	No asbestos assumed	South and east elevation	Fibre cement sheet	50 m^2	Not Applicable	-	A5	-	Modern fibre cement sheet installed in December 2022. Previous asbestos containing material removed. Refer JMB clearance report 22/272452 issued 24/11/22
7 & 8	Similar to 442261/AS01	Asbestos	Presumed asbestos containing	South and East elevation wall cavities	Fibre cement	5 m^2	Non-Friable	Very Low	A4	5 yearly reinspection	Asbestos in the form of fibre cement packers and panels present in wall cavities and as form work. Ensure intrusive survey before demolition or renovation works.

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
9	Previously sampled B17455S06	Asbestos	Chrysotile asbestos detected	Wall - FC Cladding beneath metal cladding	Fibre cement sheet	30 m²	Non-Friable	Very Low	A4	5 yearly reinspection	-
10	Previously sampled 17455-S03	Lead	Lead based paint system (9.5%w/w)	Wrought iron brackets	Blue - Topcoat	5 m²	Not Applicable	Very Low	A4	Five yearly reinspection	-

EXTERNAL - L1 - EXTERIOR

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Previously sampled B17455S05	Asbestos	No asbestos detected	Corner infill	Fibre cement sheet	2 m²	Not Applicable	-	A5	-	-
11	Previously sampled B17455S09	Asbestos	Chrysotile asbestos detected	Eaves	Fibre cement sheet	10 m²	Not Applicable	Very Low	A4	5 yearly reinspection	-
12 & 13	Similar to Previously sampled B17455S09	Asbestos	Chrysotile asbestos detected	Eaves	Fibre cement sheet	10 m²	Not Applicable	Very Low	A4	5 yearly reinspection	-

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
14 & 15	Assumed positive	Asbestos	Assumed positive for asbestos	Northeast and southeast gable ends	Fibre cement sheet	15 m^2	Non-Friable	Very Low	A4	5 yearly reinspection	Potential asbestos behind cladding

INTERNAL - GF - CEILING SPACE

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
16	Previously sampled B17455S23	Asbestos	Chrysotile asbestos detected	Formwork to underside of level 1	Fibre cement sheet	4 m^2	Not Applicable	Very Low	A4	5 yearly inspection	Paint sealed

INTERNAL - GF - FOYER

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Previously sampled B17455S19	Asbestos	No asbestos detected	Bulkhead over entry	Fibre cement sheet	5 m^2	Not Applicable	-	A5	-	-

INTERNAL - GF - HALLWAY TO OFFICE

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Previously sampled B17455S20	Asbestos	No asbestos detected	Wall and ceiling	Fibre cement sheet	5 m^2	Not Applicable	-	A5	-	-

INTERNAL - GF - KITCHEN

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Similar to previously sampled B17455S19	Asbestos	No asbestos detected	South & west walls and ceiling	Fibre cement sheet	10 m^2	Not Applicable	-	A5	-	-

INTERNAL - GF - MAIN ROOM

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Similar to previously sampled B17455S19	Asbestos	No asbestos detected	Walls	Fibre cement sheet	10 m^2	Not Applicable	-	A5	-	-

INTERNAL - GF - OFFICE

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Similar to previously sampled B17455S20	Asbestos	No asbestos detected	Wall and ceiling	Fibre cement sheet	20 m^2	Not Applicable	-	A5	-	-

INTERNAL - GF - OFFICE ADJACENT TO STAIRWELL

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Similar to previously sampled B17455S20	Asbestos	No asbestos detected	Walls	Fibre cement sheet	5 m^2	Not Applicable	-	A5	-	-

INTERNAL - GF - STORAGE UNDER STAIRS TO LEVEL 1

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Previously sampled B17455S22	Asbestos	No asbestos detected	Floor	Glue residue	1 m^2	Not Applicable	-	A5	-	-

INTERNAL - GF - TOILETS

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Similar to previously sampled B17455S10	Asbestos	No asbestos detected	Wall	Fibre cement sheet	10 m^2	Not Applicable	-	A5	-	-

INTERNAL - L1 - EXTERNAL SOUTH EAST PORCH

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
17	Previously sampled B17455S29	Asbestos	Chrosotile, Amosite and Crocidolite asbestos detected	Ceiling and walls	Fibre cement sheet	5 m^2	Non-Friable	Very Low	A4	5 yearly reinspection	-
18	Previously sampled 17455-S25	Lead	Lead based paint system (0.2%w/w)	Ceiling, walls, timber trim and doors	Cream - Topcoat	10 m^2	Not Applicable	Very Low	A4	5 yearly reinspection	-

INTERNAL - L1 - INTERIOR

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
19	Previously sampled 17455-S31	Lead	Lead based paint system (0.3%w/w)	On timber trim throughout level 1	Blue & light blue - Topcoat	20 m^2	Not Applicable	Very Low	A4	5 yearly reinspection	-

INTERNAL - L1 - INTERNAL HALLWAY

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
20	Previously sampled B17455S27	Asbestos	Chrysotile and Amosite asbestos detected	Ceiling of entry to level 1	Fibre cement sheet	2 m^2	Non-Friable	Very Low	A4	5 yearly reinspection	-

INTERNAL - L1 - KITCHEN

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	-		-	-	-	-	-	-	-	-	No hazardous building materials identified

INTERNAL - L1 - NORTH EAST OFFICE

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
21	442261/AS01	Asbestos	Contains Chrysotile and Amosite Asbestos	Wall infills on left and right of window	Fibre cement sheet	2 m^2	Non-Friable	Very Low	A4	5 yearly reinspection	-

INTERNAL - L1 - NORTH WEST OFFICE

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	-		-	-	-	-	-	-	-	-	No hazardous building materials identified

INTERNAL - L1 - SOUTH EAST OFFICE

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	-		-	-	-	-	-	-	-	-	No hazardous building materials identified

INTERNAL - L1 - SOUTH WEST ROOFTOP

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Upper mountains youth services building7140NA1	No Access	No or limited access potential hazardous materials present within inaccessible areas	-	-	NA	Not Applicable	-	NA	-	Working at heights

INTERNAL - L1 - TOILET

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	-		-	-	-	-	-	-	-	-	No hazardous building materials identified

INTERNAL - LGF - HALLWAY

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Previously sampled B17455S12	Asbestos	No asbestos detected	Stairwell wall	Fibre cement sheet	5 m^2	Not Applicable	-	A5	-	-

INTERNAL - LGF - LAUNDRY

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Previously sampled B17455S13	Asbestos	No asbestos detected	Walls	Fibre cement sheet	10 m^2	Not Applicable	-	A5	-	-

INTERNAL - LGF - NORTH WEST ROOM

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Previously sampled B17455S16	Asbestos	No asbestos detected	Wall & ceiling	Fibre cement sheet	15 m^2	Not Applicable	-	A5	-	-

INTERNAL - LGF - SOUTH EAST ROOM

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	Previously sampled B17455S18	Asbestos	No asbestos detected	Wall and ceilings	Fibre cement sheet	10 m^2	Not Applicable	-	A5	-	-

INTERNAL - LGF - SOUTH WEST ROOM

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	B17455S14	Asbestos	No asbestos detected	Wall & Ceiling lining	Fibre cement sheet	15 m^2	Not Applicable	-	A5	-	-

INTERNAL - LGF - STORAGE UNDER STAIRS

Photo #	REF #	HAZARD	RESULT	SPECIFIC LOCATION	MATERIAL	QUANTITIY	FRIABILITY	OVERALL RISK	ACTION CODE	TIMEFRAME	COMMENTS
-	-		-	-	-	-	-	-	-	-	-

6. Risk Matrix

IV. Recommendation Action Codes

Following the risk assessment of building materials for asbestos containing material an action score is assigned for recommended best practice to control the risk presented by the material. The action score will be assigned according to the surveyor's assessment of the situation at the time of the survey.

The Overall Risk Assessment Score is a quantitative assessment determined by the sum of the scores based on the material assessment and the likelihood of exposure; i.e. Risk Score = Material Score + Location Score (out of as possible 18).

Overall Risk Assessment Score	Risk Category	Control Descriptor
14-18	A1	**Restrict Access & Remove** • Friable or poorly bonded to substrate, located in accessible areas. • Severely water damaged or unstable • Further damage or deterioration likely • Asbestos debris and stored asbestos in reasonably accessible areas
9-13	A2	**Enclose, Encapsulate or Seal by Licensed Contractor - Re-Inspect Periodically** • Damaged material in reasonably accessible areas • Friable or poorly bonded to substrate, with bonding achievable. • Possibility of disturbance through contact • Possibility of deterioration through weathering
5-8	A3	**Remove During Refurbishment or Maintenance. Enclose, Encapsulateor Seal by General Maintenance Contractors, Re-Inspect Periodically** • Asbestos debris or stored material in rarely accessed areas • Further disturbance or damage unlikely, other than during maintenance or service • Asbestos friction materials, gaskets and brake linings
0-4	A4	**No remedial Action Re-Inspect Periodically** • Firmly bonded to substrate and readily visible for inspection • Inaccessible and fully contained • Stable and damage unlikely
	A5	No Action Required - No Asbestos/Lead Identified

Table 1 – Risk Scores and action codes

The following hierarchy of controls should be consulted when implementing control measures to eliminate the risks arising from hazardous materials.

- Elimination/removal;
- Isolation/enclosure/sealing;
- Engineering Controls;
- Safe Work Practices (administrative controls); and
- Personal Protective Equipment.

A combination of these controls may be required in order to manage hazardous materials.

In consideration of the Hierarchy of Controls, preferential consideration must be given to removing hazardous materials during renovation, refurbishment and maintenance activities etc. where removal is practicable.

Areas of a workplace that contain ACM including plant, equipment and components should be signposted withappropriate warning signs to ensure that hazardous materials are not unknowingly disturbed without the correctprecautions being implemented.

Signage should be placed at all entrances to the work areas where ACM is present and must conform to AustralianStandard 1319-1994 *Safety Signs for the Occupational Environment*. The number of labels and the location of signage are to be determined by a competent person and may take into consideration the usage of areas and public access.

V. Specific Criteria

Lead Containing Paint

AS/NZS4361.2:2017 defines lead content in excess of 0.1 percent by weight of the dry film determined by laboratory testing to be LCP. Results were expressed in percent weight per weight (%w/w).

Lead Dust

Lead swab samples were taken in accordance with Section 5.6: Clearance testing and Appendix C: Standard Practice for Determining of Lead in Surface Dust of AS/NZS4361.2-2017 Guide to lead paint management Residential and commercial buildings. This guidance document stipulates the following lead dust loadings for clearance purposes:

• 1mg/m2 for interior floors

• 5mg/m2 for interior window sills, and

• 8mg/m2 for exterior surfaces

Should the area be due for demolition, other avenues of control and remediation can be considered as part of an overall demolition occupational health and safety management plan to reduce the risk to workers without having to achieve the clearance levels above.

VI. Risk Assessment

The risk assessment is explained, in table 1. The semi-quantitative risk assessment borrows elements from the materials risk assessment documented in HSG264: Asbestos: The survey guide – HSE and the priority risk assessment documented in HSG 227: A comprehensive guide to Managing Asbestos in premises – HSE,

providing an element of quantification to the qualitative nature of site risk assessment.

Some of the elements of these well-documented risk assessments have been omitted. Most notably the asbestos type from the materials risk assessment, as all types of asbestos are listed by the International Agency for Research on Cancer (IARC) as Type 1 Carcinogens. In addition note the emittance of the maintenance activity from HSG 277. The reason being that human risk factors associated with maintenance activities are often difficult to assess in-situ and require detailed input from the Person in Control of a Business of Undertaking (PCBU).

The risk assessment then takes into account all other Hazardous materials and utilizes the similar algorithms to create a risk assessment for those materials.

An explanation of the material assessment and likelihood of exposure scores can be found in the further below.

VII. Materials Assessment

Product Type

EXAMPLES OF MATERIALS – ASBESTOS	EXAMPLES OF MATERIALS – LEAD	SCORE
Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles,semi-rigid paints or decorative finishes, asbestos cement etc)	Lead paint, Lead Compounds/Alloys/Products	1
Asbestos insulating board, mill boards, other low density insulation boards, asbestostextiles, gaskets, ropes and woven textiles, asbestos paper and felt	Lead paint flakes	2
Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos,asbestos mattresses and packing	Lead dust	3

Table 2 - Product Type (or debris)

Extent of Damage

EXAMPLES OF MATERIALS - ASBESTOS	EXAMPLES OF MATERIALS – LEAD	SCORE
Good condition: no visible damage	Good condition: no visible damage	0
Low damage: a few scratches or surface marks; broken edges on boards, tiles etc	Peeling paint, Large paint flakes	1
Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	Large amounts of fine flaking paint and debris	2
High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	Visible debris, Lead dust	3

Table 3 - Extent of the Damage or Deterioration

Surface Type

EXAMPLES OF MATERIALS - ASBESTOS	EXAMPLES OF MATERIALS – LEAD	SCORE
Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	Lead paints <0.1%w/w lead, compounds/alloys/products <0.1%w/w lead	0
Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc	Lead paints ≥0.1%w/w and <0.25%w/w lead	1
Unsealed asbestos insulating board, or encapsulated lagging and sprays	Lead paints ≥0.25%w/w and <1.0%w/w, Lead dusts above recommended clearance indicator based on AS/NZS4361.2	2
Unsealed laggings and sprayed asbestos	Lead dusts a multiple of at least 5 times above recommended clearance indicator based on AS/NZS4361.2, Lead paint >1.0%	3

Table 4 - Surface type or treatment

VIII. Likelihood of Disturbance

Occupant Activity

EXAMPLE OF OCCUPANT ACTIVITY	SCORE
Rare disturbance activity (eg little used store room)	0
Low disturbance activities (eg office type activity)	1
Moderate disturbance activity (eg industrial or vehicular activity which may cause contact with ACMs)	2
High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)	3

Table 5 - Occupant Activity

Likelihood of Disturbance

FREQUENCY OF DISTURBANCE	SCORE
Usually inaccessible or unlikely to be disturbed	0
Minimal likelihood for disturbance	1
Likely disturbance	2

Frequent disturbance	3

Table 6 - Likelihood of Disturbance

Human Exposure Potential

FREQUENCY OF HUMAN EXPOSURE POTENTIAL	SCORE
Infrequent	0
Monthly	1
Weekly	2
Daily	3

Table 7 - Human Exposure Potential

Appendix A (Photographs)

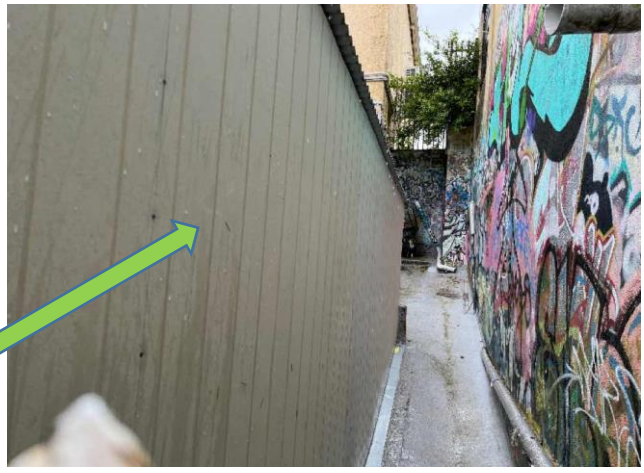
External, GF, Exterior, East, Door infill - Fibre cement sheet, Chrysotile asbestos detected, Similar to previously sampled B17455S10

External, GF, Exterior, External yellow paint to all surfaces - Yellow - Topcoat, Lead based paint system (0.2%w/w), Previous sampled 17455-S02

External, GF, Exterior, Infill panel - Fibre cement sheet, Chrysotile asbestos detected, Previously sampled B17455S10

External, GF, Exterior, South West, Internal wall of lower ground floor - Fibre cement sheet, No Asbestos detected, 442261/AS02

External, GF, Exterior, South and east elevation - Fibre cement sheet, No asbestos assumed, -



External, GF, Exterior, South and east elevation - Fibre cement sheet, No asbestos assumed, -

External, GF, Exterior, South and East elevation wall cavities - Fibre cement, Presumed asbestos containing, Similar to 442261/AS01

External, GF, Exterior, South and East elevation wall cavities - Fibre cement, Presumed asbestos containing, Similar to 442261/AS01

External, GF, Exterior, West, Wall - FC Cladding beneath metal cladding - Fibre cement sheet, Chrysotile asbestos detected, Previously sampled B17455S06

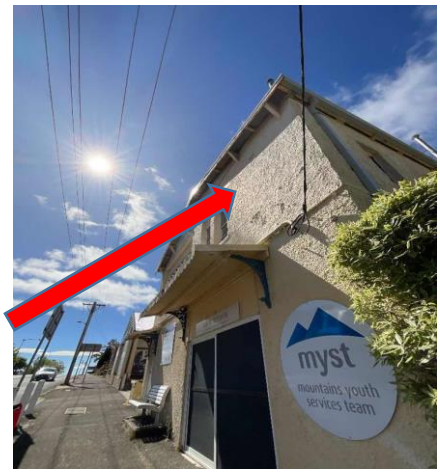
External, GF, Exterior, North East, Wrought iron brackets - Blue - Topcoat, Lead based paint system (9.5%w/w), Previously sampled 17455-S03

External, L1, Exterior, South West, Corner infill - Fibre cement sheet, No asbestos detected, Previously sampled B17455S05

External, L1, Exterior, South, Eaves - Fibre cement sheet, Chrysotile asbestos detected, Previously sampled B17455S09

External, L1, Exterior, West, Eaves - Fibre cement sheet, Chrysotile asbestos detected, Similar to Previously sampled B17455S09

External, L1, Exterior, Northeast and southeast gable ends - Fibre cement sheet, Assumed positive for asbestos, Assumed positive



External, L1, Exterior, Northeast and southeast gable ends - Fibre cement sheet, Assumed positive for asbestos, Assumed positive

Internal, GF, Ceiling space, Formwork to underside of level 1 - Fibre cement sheet, Chrysotile asbestos detected, Previously sampled B17455S23

Internal, L1, External south east porch, South West, Ceiling and walls - Fibre cement sheet, Chrosotile, Amosite and Crocidolite asbestos detected, Previously sampled B17455S29

Internal, L1, External south east porch, Ceiling, walls, timber trim and doors - Cream - Topcoat, Lead based paint system (0.2%w/w), Previously sampled 17455-S25

Internal, L1, Interior, On timber trim throughout level 1 - Blue & light blue - Topcoat, Lead based paint system (0.3%w/w), Previously sampled 17455-S31

Internal, L1, Internal hallway, North East, Ceiling of entry to level 1 - Fibre cement sheet, Chrysotile and Amosite asbestos detected, Previously sampled B17455S27

Internal, L1, North east office, North, Wall infills on left and right of window - Fibre cement sheet, Contains Chrysotile and Amosite Asbestos, 442261/AS01

Appendix B (Site Plan - Map)

Appendix C (Analysis Report)

Certificate of analysis – asbestos identification : S222146_J22109329112022AID

Hazmat Labs

Hazmat Labs
Sydney Site Number 22680
15/77-79 Bourke Road Alexandria NSW 2015
P 02 8339 0312 | E lab@hazmatlabs.com.au | W hazmatlabs.com.au
ABN 92 168 286 600

CLIENT	Blue Mountains City Council	**JOB NUMBER**	S222146_J221093
CLIENT CONTACT	Luke Trevena	**DATE RECIEVED**	24/11/2022
CLIENT REFERENCE	Various	**DATE ANALYSED**	29/11/2022
CLIENT EMAIL	ltrevena@bmcc.nsw.gov.au	**SAMPLE DATE**	23/11/2022
CLIENT TELEPHONE	0499 839 088	**REPORT DATE**	29/11/2022

TEST METHOD:

Asbestos fibre qualitative determination in bulk & soil samples at Hazmat Labs laboratory, is conducted by polarised light microscopy, in conjunction with the dispersion staining technique. The strategies and methods used are as per AS4964(2004) and in-house SOP JMBEC D123. NATA accreditation number 19564.

SAMPLE REFERENCE	LABORATORY REFERENCE	SAMPLE INFORMATION	SAMPLE DIMENSIONS (mm)/WEIGHT(g)	ANALYTICAL RESULT
442261/AS01	S222146_J221093-442261/AS01	Fibre Cement	0.80 g	CHR, AMO, ORG
442261/AS02	S222146_J221093-442261/AS02	Fibre Cement	1.30 g	NAD, ORG

NAD	No Asbestos Detected
NADRL	No asbestos found at the reporting limit (0.1g/kg / 0.01%w/w)
CHR	Chrysotile asbestos detected
AMO	Amosite asbestos detected
CRO	Crocidolite asbestos detected
ORG	Organic fibres detected
SMF	Synthetic Mineral Fibre detected
UMF	Unidentified Mineral Fibre detected

NATA
WORLD RECOGNISED ACCREDITATION

APPROVED ANALYST

Name: Vanessa Riley **Signature:** Riley

APPROVED SIGNATORY

Name: Lili Shi **Signature:** lili

Glossary and notes:

- *AS4964 recommends minimum sample sizes for all materials. In particular, soil sample volume is 50-100ml (approximately 50 to 250g), floor tiles require a recommended minimum of approximately 100cm², general samples should include a full cross section or be thick enough to represent the larger sampled material. It is the sampling party's responsibility to meet these sampling recommendations and others listed in AS4964, as such sample results apply only to the samples as received.*
- *Samples collected and analysed according to National Environment Protection (Assessment of Site Contamination) Measure (NEPM) or WA Department of health (DoH) are not cover by NATA accreditation.*
- *Hazmat Labs require receipt of all samples under a chain of custody, however Hazmat Labs accept no responsibility for the sampling method/location/transportation or packaging of samples from external sources. Please note these results apply only to the samples as received.*
- *"No asbestos detected by Polarised Light Microscopy in conjunction with Dispersion staining techniques. The client is advised to obtain a further result from an independent confirmatory analytical technique due to the nature of sample matrix, e.g. scanning or transmission electron microscopy (SEM/TEM).*

Regional EnviroScience
Hazardous Materials Laboratory and Consultancy

LABORATORY ANALYSIS REPORT
Asbestos Identification Report

Report No: B17455-R1
Client: Blue Mountains City Council
Client Address: 2-6 Civic Place, Katoomba,NSW, 2780

Report Date: Friday, 22 December 2017
Analysed Date: Friday, 22 December 2017
Laboratory Receival Date: Tuesday, 19 December 2017
Sampled Date: Thursday, 14 December 2017

Attention: Rick Harris
Approved Identifier and Signatory: Jeffrey Sargent
Sampled From: Mountains Youth Services Team, Waratah Street, Katoomba NSW 2780

Test Method: Polarised Light Microscopy (PLM) including Dispersion Staining (DS), Regional EnviroScience Pty Ltd in-house laboratory method, in accordance with Australian Standard AS4964-2004 'Method for the qualitative identification of asbestos in bulk samples'. Accredited for compliance with ISO/IEC:17025-Testing.

Sample Number	Sample Location	Sample Description	Sample Size	Asbestos Detected	Fibres Detected
B17455-S1	Sliding Door Entry	Fibre cement	0.2 gm	No	Organic
B17455-S4	Exterior Coating	Render	1.0 gm	No	None
B17455-S5	South West Corner Infill	Fibre cement	0.2 gm	No	Organic
B17455-S6	West Wall Skillion	Fibre cement	0.2 gm	Yes	Chrysotile
B17455-S7	Shadowline South	Fibre cement	0.2 gm	Yes	Chrysotile
B17455-S8	East Skillion	Fibre cement	0.2 gm	Yes	Chrysotile
B17455-S9	South Extension Eave	Fibre cement	0.2 gm	Yes	Chrysotile
B17455-S10	South East Corner Infill	Fibre cement	0.2 gm	Yes	Chrysotile, Organic
B17455-S11	Scattered Debris	Fibre cement	16.8 gm	Yes	Chrysotile
B17455-S12	Stairs Wall Sheet	Fibre cement	0.2 gm	No	Organic
B17455-S13	West Store	Fibre cement	0.3 gm	No	Organic
B17455-S14	Lounge Wall	Fibre cement	0.2 gm	No	Organic
B17455-S15	West Store	Vinyl Tile	1.0 gm	No	None
B17455-S16	Sound/Store Room	Fibre cement	0.2 gm	No	Organic

Regional EnviroScience

NATA ACCREDITED FOR TECHNICAL COMPETENCE

REGIONAL ENVIROSCIENCE PTY LTD
NATA Accreditation No. 19366
ACN 157 918 262
Ph 1300 372 436
www.enviroscience.com.au

DUBBO 2/7 Energy Place Dubbo NSW 2830
SYDNEY 2/2-4 Hale Street Botany NSW 2019
WAGGA WAGGA 12 Chaston Street Wagga Wagga NSW 2650
TAMWORTH 4/158 Marius Street Tamworth NSW 2340
MAROOCHYDORE 1B/48 Aerodrome Road Maroochydore QLD 4558

Regional EnviroScience
Hazardous Materials Laboratory and Consultancy

Sample Number	Sample Location	Sample Description	Sample Size	Asbestos Detected	Fibres Detected
B17455-S17	Hall Panel	Fibre cement	0.2 gm	No	Organic
B17455-S18	Music Room	Fibre cement	0.2 gm	No	Organic
B17455-S19	Foyer Entry	Fibre cement	0.4 gm	No	Organic
B17455-S20	Office Walls	Fibre cement	0.2 gm	No	Organic
B17455-S21	Hallway & Stairs	Vinyl	1.2 gm	No	None
B17455-S22	Under Stair Store Room	Glue	2.5 gm	No	None
B17455-S23	First Floor Subfloor	Fibre cement	20.5 gm	Yes	Chrysotile
B17455-S26	First Floor Roof Space	Insulation	0.7 gm	No	Synthetic Mineral
B17455-S27	Entry Ceiling	Fibre cement	0.2 gm	Yes	Chrysotile, Amosite
B17455-S29	Portico Ceiling	Fibre cement	0.8 gm	Yes	Chrysotile, Amosite, Crocidolite
B17455-S30	Lounge Room	Vinyl Tile	4.6 gm	No	Organic

Regional EnviroScience

NATA
ACCREDITED FOR TECHNICAL COMPETENCE

REGIONAL ENVIROSCIENCE PTY LTD
NATA Accreditation No. 19366
ACN 157 918 262
Ph 1300 372 436
www.enviroscience.com.au

DUBBO
2/7 Energy Place
Dubbo NSW 2830

SYDNEY
2/2-4 Hale Street
Botany NSW 2019

WAGGA WAGGA
12 Chaston Street
Wagga Wagga NSW 2650

TAMWORTH
4/158 Marius Street
Tamworth NSW 2340

MAROOCHYDORE
1B/48 Aerodrome Road
Maroochydore QLD 4558

Regional EnviroScience
Hazardous Materials Laboratory and Consultancy

LABORATORY ANALYSIS REPORT
Estimation of Airborne Asbestos Fibres

Report No: A17455-R1
Client: Blue Mountains City Council
Client Address: 2-6 Civic Place, Katoomba,NSW, 2780

Report Date: Tuesday, 19 December 2017
Analysed Date: Tuesday, 19 December 2017
Laboratory Receival Date: Tuesday, 19 December 2017
Sampled Date: Wednesday, 13 December 2017
Sampled By: Chantelle Berkin
Approved Counter and Signatory: Kenneth Archer

Attention: Rick Harris
Sampled From: Mountains Youth Services Team, Waratah Street, Katoomba NSW 2780
Type of Monitoring: Background Monitoring

Test Method: In accordance with the (NOHSC:3003 (2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Fibres (as outlined in the Laboratory Method Manual). Accredited for compliance with ISO/IEC:17025-Testing.

Sample Number	Sample Location	Time On	Time Off	Flow Rate L/ Min	Results Fibres / Field	Results Fibres / ml
A17455-S1	Internal	1100	1240 (100 min)	4.0	0 /100	< 0.01
A17455-S2	External	1100	1240 (100 min)	4.0	0 /100	< 0.01

Regional EnviroScience

NATA ACCREDITED FOR TECHNICAL COMPETENCE

REGIONAL ENVIROSCIENCE PTY LTD
NATA Accreditation No. 19366
ACN 157 918 262
Ph 1300 372 436
www.enviroscience.com.au

DUBBO 2/7 Energy Place Dubbo NSW 2830
SYDNEY 2/2-4 Hale Street Botany NSW 2019
WAGGA WAGGA 12 Chaston Street Wagga Wagga NSW 2650
TAMWORTH 4/158 Marius Street Tamworth NSW 2340
MAROOCHYDORE 1B/48 Aerodrome Road Maroochydore QLD 4558

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 182646

Client Details

Client	Regional Enviroscience
Attention	Gemma Murphy
Address	PO Box 1645, Dubbo, NSW, 2830

Sample Details

Your Reference	17455, BMCC
Number of Samples	6 Paint
Date samples received	21/12/2017
Date completed instructions received	21/12/2017

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

Date results requested by	04/01/2018
Date of Issue	28/12/2017

NATA Accreditation Number 2901. This document shall not be reproduced except in full.
Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Results Approved By
Leon Ow, Chemist

Authorised By
David Springer, General Manager

Lead in Paint						
Our Reference		182646-1	182646-2	182646-3	182646-4	182646-5
Your Reference	UNITS	S02	S03	S24	S25	S28
Type of sample		Paint	Paint	Paint	Paint	Paint
Date Sampled		14/12/2017	14/12/2017	14/12/2017	14/12/2017	14/12/2017
Date prepared	-	22/12/2017	22/12/2017	22/12/2017	22/12/2017	22/12/2017
Date analysed	-	22/12/2017	22/12/2017	22/12/2017	22/12/2017	22/12/2017
Lead in paint	%w/w	0.2	9.5	0.53	0.08	0.2

Lead in Paint		
Our Reference		182646-6
Your Reference	UNITS	S31
Type of sample		Paint
Date Sampled		14/12/2017
Date prepared	-	22/12/2017
Date analysed	-	22/12/2017
Lead in paint	%w/w	0.3

Client Reference: 17455, BMCC

Method ID	Methodology Summary
Metals-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	[NT]
Date prepared	-			22/12/2017	1	22/12/2017	22/12/2017		22/12/2017	[NT]
Date analysed	-			22/12/2017	1	22/12/2017	22/12/2017		22/12/2017	[NT]
Lead in paint	%w/w	0.05	Metals-004	<0.05	1	0.2	0.2	0	107	[NT]

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions	
Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Inaccessible Areas

The areas detailed below should be assumed to have asbestos present.

Location	Reason
Internal / L1 / South west rooftop	Working at heights

Controls for contaminated dust to be managed in-situ must be applied in these areas, and any vents, cracksor holes that connect the occupied space into the ceiling cavity should be sealed upon identification.

Should hazardous/potentially hazardous materials be identified during renovation and/or demolition activities, material must be sampled for expert identification and further advice.

Standard access limitation to survey type (non-destructive).

- Behind and underneath fixed wall or floor tiles, fixed boxing, panels or concealed risers or cavities within walls.
- Underneath concrete slabs, soils or ground surface soils throughout the site.
- No destructive access was conducted as part of the inspection*, therefore only areas routinely accessed were inspected to avoid decorative or structural damage. Areas like wall voids, behind wallpaper or fixed panels, under concrete slabs and any fixed risers, fixed flooring, voids or concealed spaces which would require destructive techniques were not accessed.
- All services (gas, water and electricity etc.) were live at the time of the inspection, with general safety guidelines followed as part of the Survey.
- Within plant or fixed items that were in operation at the time of the Survey or areas only accessible by demolishing or dismantling building structure or plant.
- Buried debris and services below ground surface areas.
- Inset ceilings and wall cavities and concealed service voids such as shafts, tunnels, conduits and ducts.

All item measurements are approximations only and should not be relied upon for the purpose pricing demolition or removal costs.

7. Responsibilities

Responsibilities of parties involved in the management of ACM are detailed below. It must be noted that this is not an exhaustive list and reference must be made to pertinent legislation, Codes of Practice and standards identified in **Section 14.**

IX. Controller of Premises

Under *Work Health and Safety Regulation 2017*, management responsibilities and workplace obligationsfall upon the following groups:

- Person in Control of Business or Undertaking (PCBU).
- Person with Management or Control (PWMC).
- Person Carrying out Demolition or Refurbishment Work.

Under the Work Health and Safety Regulations 2017, the above mentioned group must:

- Identify any foreseeable hazard arising from the premises that has the potential to harm the health or safety of any person accessing, using or egressing from the premises.
- Identify hazards arising from the layout and condition of the premises and the presence of materials containing asbestos.
- Ensure that hazards are identified during any design of the premises and before the premises are provided foruse as a place of work.
- Assess the risk of harm to the health or safety of any person arising from a hazard.
- Eliminate or control any risk to the health or safety of any persons accessing, using or egressing the premisesthat arise from the premises.
- Ensure all measures adopted to eliminate or control risks are properly used and maintained.
- Review risk assessments.
- Provide other persons with the information necessary to fulfil their responsibilities in identifying hazards andassessing, eliminating and controlling the associated risks.
- Provide employers with information on foreseeable hazards, assessments of risks that have not been eliminatedby the controller, risk control measures and any measures an employer may need to adopt to control risk.

X. Special Responsibilities - Asbestos

Under the Code of Practice *How to Manage and Control Asbestos in the Workplace 2019* persons with control of premises used as a workplace have a duty of care to:

- Develop, implement and maintain an Asbestos Management Plan.
- Investigate the premises for the presence/possible presence of asbestos containing materials.This responsibility may not be abdicated to the Contractor.
- Develop and maintain a register of identified asbestos containing materials, including details of the locationand condition of asbestos materials, risk assessments and control measures.
- Assess the condition of any asbestos containing materials that are found and the associated asbestos risks.
- Develop measures to remove asbestos materials or minimise the risks and prevent exposure.
- Ensure control measures are implemented as soon as possible and are maintained as long as

asbestos materialsremain in the workplace.

- Consult with any person who may be affected by the presence of asbestos materials (e.g. building occupants,neighbours and/or all relevant contractors).

The *Work Health and Safety Regulations 2017* and Safe Work Australia Codes of Practice require full consultation, information-sharing and involvement by everyone in the workplace (including employers, workers, contractorsand others) throughout the process of identifying asbestos materials, developing an Asbestos Materials Management Plan, assessing risks and developing and implementing control measures.

Under the Code of Practice *How to Safely Remove Asbestos 2019* any person with control who commissions asbestos removal is responsible for the following:

- Ensuring only a trained asbestos removalist carries out the removal of asbestos containing materials.
- Nominating person(s) to liaise with the asbestos removalist.
- Requesting asbestos removal license details from the asbestos removalist if such a license is required for the removal being undertaken.
- Establishing an Asbestos Register before asbestos removal commences.
- Providing the asbestos removalist with a copy of the site Asbestos Register before removal commences.
- Obtain and review SWMS and ARCP if required before asbestos removal takes place.
- Monitoring asbestos controls proposed for the removal are implemented and maintained.
- Obtaining a clearance certificate from an independent competent person or LAA before the asbestos removal area is accessed.

If asbestos containing materials are to be removed, the Code of Practice *How to Safely Remove Asbestos 2019* requires consultation, including employers, workers and contractors at each step of the removal process using established consultative mechanisms. Persons in adjoining properties that might also be affected by the removalmust also be consulted.

XI. Employers

Under the Work Health and Safety Regulations 2017, employers must take reasonable care to identify any foreseeable hazard that may arise from the conduct of the employer's undertaking and that has the potential to harm the health or safety of an employee, or any other person legally at the employer's place of work. In particular the employer must take reasonable care to identify hazards arising from, but not limited to, work practices and work systems, repair, maintenance, dismantling and disposal of plant, hazardous substances and the presence of hazardous materials installed in a place of work, the condition of a place of work and the physical working environment including exposure to a contaminated atmosphere.

An employer must ensure that effective procedures are in place and implemented to identify hazards including, but not limited to, those present immediately prior to using the premises for the first time as a place of work, before and during the installation, erection, commissioning or alteration of plant in a place of work and whilst work is being carried out.

An employer must assess the risk of harm to the health or safety of an employee of the employer, or any other person legally at the employer's place of work, arising from any hazard identified.

An employer must eliminate any reasonably foreseeable risk to the health or safety of an employee of the

employer, or any other person legally at the employer's place of work, that arises from the conduct of the employer's undertaking. If it is not reasonably practicable to eliminate the risk, the employer must control the risk.

An employer must ensure that all measures (including procedures and equipment) that are adopted to eliminate, or control, risks to health and safety are properly used and maintained.

An employer must ensure that each new employee receives induction training that covers, but is not limited to, workplace arrangements for management of occupational health and safety, health and safety procedures relevant to the employee including the use and maintenance of risk control measures, and accessing health and safety information required under the Work Health and Safety Regulations 2017.

Particular provisions also apply to construction processes where hazardous materials exposure may occur and lead processes (refer to the Work Health and Safety Regulations 2017).

XII. Employees & Contractors

Under the Work Health and Safety Regulations 2017, an employee must, while at work, take reasonable care for thehealth and safety of people who are at the employee's place of work and who may be affected by the employee's acts or omissions at work. An employee must also, while at work, cooperate with his or her employer or other person so far as is necessary to enable compliance with any requirement under the Work Health and Safety Act 2011 or Regulations imposed in the interests of health, safety and welfare on the employer or any other person.

Employees and contractors must not carry out any work that may disturb ACM without referring to the site Asbestos Register and Asbestos Management Plan

XIII. Asbestos Consultant

The Asbestos Consultant is a competent person with appropriate qualifications, training and experience in the identification, assessment and management of asbestos materials.

The Consultant is to act as an independent advisor to the Site Manager and/or Property Owner on issues relating to the identification, assessment, management and control of ACM.

This Consultant's duties may include:

- Inspection, sampling and analysis of suspected asbestos containing materials.
- Assessing the risks posed by the identified asbestos containing materials.
- Developing appropriate procedures and controls for on-site management or removal of asbestos containing materials.
- Providing staff training sessions and/or site induction manuals.
- Preparing a technical specification (i.e. Scope of Works Report or Work Plan) for asbestos containing remediation projects.
- Tendering hazardous materials remediation projects.
- Providing technical supervision and monitoring during asbestos containing remediation.
- Conducting clearance inspections after asbestos remediation.
- Issuing clearance certificates if satisfied the area is safe to reoccupy

- Updating the site's Asbestos Register and Management Plan.

The Consultant is required to hold adequate and appropriate insurances for the work undertaken.

XIV. Asbestos Removalists

The Asbestos Removalist Contractor must be a competent person with appropriate qualifications, training and experience in remediation of ACM. The Contractor must hold appropriate licenses and adequate insurances for the work undertaken.

The Contractor should complete and sign appropriate Risk Assessments and Safe Work Method Statements prior to work commencing.

All asbestos remediation conducted by the Contractor should comply with the requirements specified in the regulatory framework (refer to Section 12) and the Consultants technical specification (i.e. Scope of Works Report/ Work Plan) for hazardous materials abatement.

The Contractor must develop a site-specific Asbestos Removal Control Plan for licensed asbestos removal work in consultation with their workers and the client before commencing any asbestos removal work. The client should receive a final copy of this plan before work commences.

The asbestos removalist must hold an appropriate asbestos removal license before being permitted to remove asbestos containing material. A Class A (friable) license is required for friable asbestos removal and a Class B (non-friable) license is required for non-friable asbestos removals >10m^2. The removalist must provide their license details to their clients. Other requirements include:

- For friable asbestos removal, and removal of >10m2 of non-friable asbestos, confirmation that notification of the removal has been made to SafeWork NSW prior to any work commencing.
- Asbestos removal operatives to complete appropriate Risk Assessments and Safe Work Method Statements prior to work commencing.
- The asbestos removalist to develop a site specific asbestos removal control plan in consultation with their client before commencing any asbestos removal work. The client should receive a final copy of this plan.
- The Asbestos Removalist to ensure the removal is adequately supervised and carried out by only trained workers in a safe manner.

XV. Lead Containing Paint

- Exposure risk remains for paint below 1% w/w lead content. Disturbing paint with lead content as low as 0.1% w/w requires control measures and personal protective equipment considerations. Further risk assessment required prior to maintenance or refurbishment works.
- If the LCP is flaking or in a poor/unstable condition, repainting is recommended as soon as practicable. The surface may be prepared by using wet sanding techniques. Take care not to generate LCD or contaminate the immediate workplace or environment with water from the wet-sanding process.
- Painting over LCP is a temporary solution limited by the life of the paint. Alternatives to painting or the removal of LCP include encapsulating the paint with other materials.
- LCP in good condition should be left in place, unless major renovation and/or comprehensive refurbishment works are planned.

- Prior to demolition works, LCPs may be disposed of attached to the substrates as long as they are in good condition. If the LCPs are chalking or delaminating, the paint residues should be removed from the substrates in accordance with AS/NZS4361.2:2017 and the waste must be disposed of as a lead containing material in accordance with the NSW Environmental Protection Authority (EPA) requirements.
- An occupational hygienist should be engaged to conduct lead dust air monitoring during major removal works to ensure airborne lead concentrations do not exceed the current occupational exposure standard of 0.15 mg/m3.
- Blue Mountains Council Hazardous Materials Team is to be engaged for all lead paint related works and if deemed necessary, a lead abatement contractor will be engaged.

8. Awareness & Training

Workers, contractors and any other persons on site who may be exposed to ACM as a result of undertaking activities on the premises must be provided with information on the health and safety consequences of exposure to fibrous materials and appropriate control measures. The provision of this information must be recorded.

Information and training must be provided to persons who may be involved in asbestos removal work or asbestos related work in the workplace including workers, contractors and others. The training may include the following:

- The purpose of the training.
- The health risks associated with the ACM.
- Types, uses and likely occurrence of ACM in workplace.
- Roles and responsibilities of the trainee under the Asbestos Management Plan.
- Location, access and use of the site Asbestos Register.
- Timetable for removal/remediation of hazardous materials.
- Process and procedures required to eliminate exposure.
- Maintenance and control measures, personal protective equipment and work methods required to minimise hazardous material risk including potential contamination of other areas.
- Control levels and exposure standards for hazardous materials.
- The purpose of any air monitoring or health surveillance undertaken.

9. Signage

NSW Work Health and Safety Regulation 2017 R422, R424, R427 and R429 requires that the person with the management control of the workplace to identify asbestos containing materials and the asbestos material that has been identified to date must be labelled and ensure that it complies with the Australian Standard 1319: Safety Signs for the Occupational Environment; signage should be similar to the label detailed below.

Signage should also be placed at the entry points to the building/plant.

Examples of asbestos signage

10. Review

This Asbestos Management Plan must be reviewed whenever the Asbestos Register is reviewed. These reviews must assess all asbestos material management processes and their effectiveness.

The site Asbestos Register, including any risk assessments, must be reviewed every 5 years from date of creation or earlier where a risk assessment indicates the need or ACM has been removed and/or disturbed. Visual inspection of asbestos materials must be included in any review of the Asbestos Register.

Risk assessments should be reviewed regularly in accordance with pertinent legislation and regulation and whenever:

- there is evidence that a risk assessment is no longer valid;
- there is evidence that control measures are not effective;
- a significant change is proposed for the workplace or work practices/procedures relevant to the risk assessment;
- there is a change in the condition of the ACM; and
- ACM has been removed, enclosed or sealed.

Only competent persons may perform and revise risk assessments. A provisional timetable for review of risk assessments, the site Asbestos Register and Management Plan is outlined within the document control section of this Asbestos Management Plan.

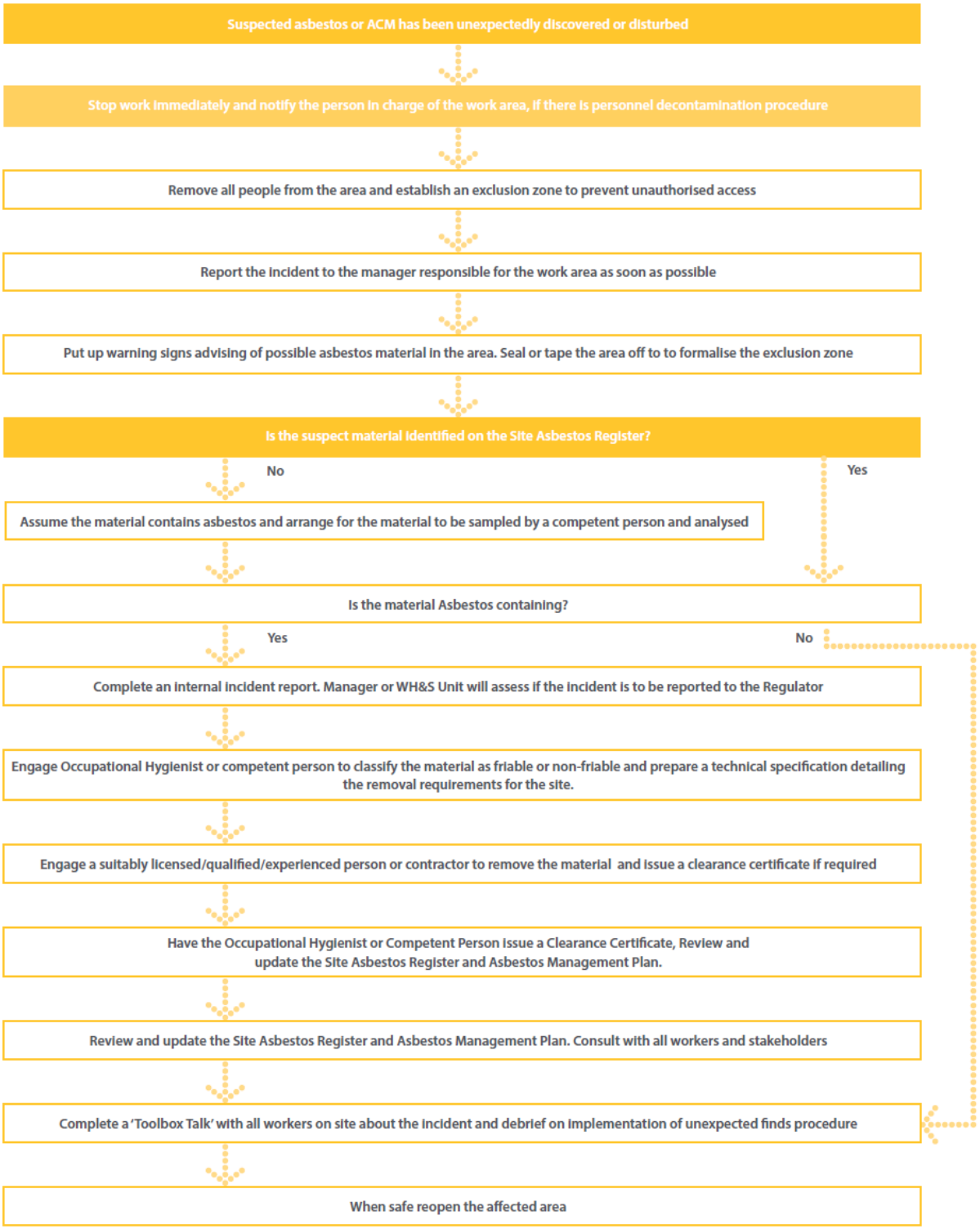
11. Emergency Procedures

If known or suspected ACM is damaged or otherwise disturbed, the workflow in Figure 1 Emergency Procedures Chart must be consulted

In summary, the procedure is:

- stop work immediately,
- minimise the spread of contamination to other areas,
- keep risk of exposure as low as possible, and
- immediately report incident to Council on (Insert Council Number here)

Figure 1 – Emergency Procedures Chart



12. Legislation, Codes & Standards

Workplace Health and Safety in NSW is regulated under the *Work Health and Safety Act 2011* and *Work Health and Safety Regulations 2017*. In addition, a number of related Codes of Practice, Standards and guidelines pertain to themanagement of asbestos materials.

XVI. Legislation

- Work Health and Safety (WHS) Act NSW (2011 [reviewed 2016]).
- WHS Regulation NSW 2017.
- Ozone Protection and Synthetic Greenhouse Gas Management Regulations NSW (1996 [amended 2016]).
- NSW Protection of the Environment Operations Act (1997).

XVII. Code of Practice

- Safework NSW (2019), How to Manage and Control Asbestos in the Workplace: Code of Practice.
- Safework NSW (2019), How to Safely Remove Asbestos: Code of Practice.

XVIII. Standards

- AS/NZS4361.2 (2017) Guide to Lead Paint Management, Part 2: Residential and Commercial Buildings.
- National Occupational Health and Safety Commission (NOHSC):1012 (1994), National Standard for the Control of Inorganic Lead at Work.
- AS 1319 (1994). Safety Signs for the Occupational Environment.
- AS/New Zealand Standard (NZS) 1716 (2003), Respiratory Protective Devices.
- AS/NZS 1715 (2009), Selection, Use and Maintenance of Respiratory Protective Devices.
- Australian Commonwealth Government. (2015). Standard for the Uniform Scheduling of Medicines and Poisons, Section Seven/Appendix I: Paints or Tinters.
- Australian Standard (AS) 4964 (2004) Method for the qualitative identification of asbestos in bulk samples.
- Guidance note on the membrane filter method for estimating airborne asbestos fibres 2nd Edition [NOHSC: 3003(2005)].

13. Terms & Definitions

Term	Definition
Airborne asbestos	Fibres of asbestos small enough to be made airborne
ALMP	Asbestos/Lead Management Plan
Asbestos	The asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals, including actinolite asbestos, grunerite (or amosite) asbestos (brown), anthophyllite asbestos, chrysotile asbestos (white), crocidolite asbestos (blue) and tremolite asbestos
Asbestos Containing Material (ACM)	Any material or product containing asbestos
Asbestos-ContaminatedDust or Debris (ACD)	Dust or debris that has settled within a workplace and is (or assumed to be) contaminated with asbestos.
Asbestos-Related work	Any work involving the removal or other disturbance of ACM
Asbestos Removalist	A person conducting a business or undertaking who carries out asbestos removal work
Asbestos Removal Work	Work involving the removal of asbestos containing materials (ACM)
Competent Person	A person who has acquired, through training, qualification or experience, the knowledge and skills to carry out specific tasks.
Duty Holder	A person who has a duty in relation to a matter under the NSW *Work Health and Safety Act 2011*
In-Situ Asbestos	Asbestos or ACM fixed or installed in a structure, equipment or plant but does not include naturally occurring asbestos.
Friable Asbestos	ACM that may readily be crumbled, pulverised or reduced to a form where fibres may be freely released
Licensed AsbestosRemoval Work	Asbestos removal work carried out by a Class A or Class B licensed asbestos removalist
Non-Friable Asbestos	Material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound
NSW WHS Regulations	*NSW Work Health and Safety Regulations 2011*
PPE	Personal Protective Equipment
RPE	Respiratory Protective Equipment
RTO	Registered Training Organisation
SOP	Safe Operating Practice
Worker	People conducting work associated with council including employees, contractors, consultants, and volunteers (as defined by clause 7 of the NS*W WHS Act 2011)*
WHS	Work Health and Safety