Douglas Partners
Geotechnics / Environment / Groundwater

Integrated Practical Solutions

Hazardous Materials Management Plan

Hastings Secondary College, Port Macquarie Campus
16 Owen Street, Port Macquarie NSW

Prepared for
FKG Group Pty Ltd

Project 206888.00
December 2021

Douglas Partners
Geotechnics / Environment / Groundwater

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, photographic logs and Register have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		23 December 2021
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1. Introduction

1.1 Scope

Douglas Partners Pty Ltd (DP) was engaged by FKG Group Pty Ltd to develop a Hazardous Materials Management Plan (HMMP) for removal of hazardous building materials (HAZMAT) identified in Building B00S, and Level 1 of Building B00B, at Hastings Secondary College, Port Macquarie Campus, 16 Owen Street, Port Macquarie NSW (the Site).

This HMMP is based on DP's *Report on Hazardous Building Materials (HBM) Survey, Hastings Secondary College - Port Macquarie Campus, 16 Owen Street, Port Macquarie* report ref. 89754.01.R.002.Rev2 Port Macquarie, 21 April 2021 (DP, 2021) and is subject to the scope and limitations thereof.

1.2 Purpose

The purpose of this HMMP is to provide a general, technical work specification that:

- Identifies key regulatory requirements relating to HAZMAT removal; and
- Outlines the general procedures and controls required to minimise the risk of exposure and environmental contamination during HAZMAT removal.

2. Terms of Reference

The following terms of reference are used in this HMMP to identify the entities with primary responsibility for the HAZMAT removal work:

- Principal – the entity who engages the Contractor to conduct the HAZMAT removal work;
- Contractor - the licensed and experienced contractor engaged by the Principal to conduct the HAZMAT removal. The Contractor may be the Principal Contractor pursuant to the NSW Work Health and Safety (WHS) Act and NSW WHS Regulation; and
- Consultant – the licensed and qualified consultant that provides technical advice, monitoring and clearances in relation to the HAZMAT removal work conducted by the Contractor. The Consultant may include a Licensed Asbestos Assessor or Competent Person[1].

[1] A Competent Person is as defined under the WHS Regulation and includes a person who has acquired through training, qualification or experience the knowledge and skills to carry out the task.

Relevant details for the above entities are to be recorded in Table 1 below prior to HAZMAT removal commencing.

Table 1: Terms of Reference

Principal	
Entity Name	
Street Address	
Contact Person	
Phone	
Mobile	
Email	
Contractor	
Company Name	
Street Address	
Contact Person	
Phone	
Mobile	
Consultant	
Company Name	
Street Address	
Contact Person	
Phone	
Mobile	

3. Implementation

This HMMP shall be read and fully understood by the Principal, Contractor and Consultant and any other relevant parties involved in the proposed HAZMAT removal work.

The Contractor should undertake a site walkover with the Principal and Consultant prior to developing any proposal for HAZMAT removal, or undertaking any associated work, at the site. This will provide an opportunity to discuss the HMMP and any alternative removal methods that may offered by the Contractor. This HMMP may then be revised by the Consultant accordingly in consultation with the Principal. The Consultant and Principal are not obligated to accept any alternative removal method(s) that may be offered by the Contractor.

Should the requirements outlined in this HMMP conflict with the requirements of relevant legislation, standards, codes or guidelines then the more stringent requirement shall take precedence.

Any queries regarding implementation or interpretation of this HMMP should be directed to the Principal in the first instance. It is the responsibility of the Principal to respond to such queries and / or to refer queries to DP for clarification as required.

4. Site Details

4.1 General Description

The Site is located on the eastern side of Owen Street, between Burrawan Street and Maritime Lane, in Port Macquarie NSW. It has a secondary street frontage to Burrawan Street and adjoins Oxley Oval along the eastern boundary.

The Site comprises a high school campus containing around thirteen primary buildings plus shade structures, covered walkways and car park areas. The original school buildings are understood to have been constructed circa 1962 with various additional buildings constructed in 1966, 1985, 1998,1999, 1990's and 2000's. DP also understands that some buildings (e.g., B00C, B00T and BTAS) have been demolished since DP (2020) though demolition has not been ground-checked by DP.

Buildings currently remaining at the Site are understood to include:

- Building B00S which comprises a timber structure built circa 1962; and
- Building B00T which comprises a brick / block structure built circa 1962.

The abovementioned construction types and dates are as per the Department of Education (DoE) asbestos register for the school at the time of assessment in DP (2020).

A DoE site plan, and building layout plans for Buildings B00S and Building B00B, are attached in Appendix A for informative purposes.

4.2 Proposed Redevelopment

DP understands that:

- Level 1 of Building B00B is to undergo refurbishment as indicated on the attached *General Arrangement Plan - Building B Refurbishment Level 1 Plan* (General Arrangement Plan) provided by FKG; and
- Building B00S is to be demolished and will not be reinstated.

The General Arrangement Plan may be compared to the corresponding DoE plan for Level 1 of Building B00B in Appendix A. Notwithstanding this, the General Arrangement Plan did not form the basis of DP's scope of work in Building B00B during DP (2020). This HMMP is therefore limited accordingly.

4.3 HAZMAT Status

The current HAZMAT register (DP, 2020) includes a HAZMAT risk profile for Buildings B00B and B00S as summarised in Table 1 below. Copies of the HAZMAT registers for Buildings B00B and B00S contained in DP (2020) are provided in Appendices B and C respectively.

Table 1: Hazardous Building Materials (HAZMAT) Risk Profile

Building / Area	Non-Friable Asbestos	Friable Asbestos	SMF	Lead Paint	Lead Dust	PCB
B00B	✓	×	✓	✓	✓	✓
B00S	✓	×	✓	✓	×	✓

SMF = synthetic mineral fibre, PCB = polychlorinated biphenyls, ✓= identified or suspected present, × = not identified and / or not suspected present. Refer to the Register in Appendix B of DP (2021) for details / clarification.

4.4 Recommended Investigations

DP (2021) comprised a non-destructive, non-intrusive HAZMAT survey whereas a destructive / intrusive HAZMAT survey is warranted and recommended prior to building refurbishment or demolition work once the relevant buildings / areas have been permanently vacated. Such a survey is recommended to help ensure regulatory compliance and that, as far as reasonably practicable, all relevant HAZMAT have been identified.

Prior to building work (such as refurbishment and demolition work) any rooms or areas that were inaccessible during DP (2021) should be further assessed for HAZMAT by a Competent Person. This may be undertaken, for example, as part of a destructive / intrusive HAZMAT survey. Currently inaccessible areas should be taken to include any ceiling cavity in B00S though such cavities are understood to have a limited extent and accessibility due raked ceilings.

5. General Requirements

5.1 Appointment of Principal Contractor

The Principal Contractor shall be appointed pursuant to the NSW Work Health and Safety Act 2011 (WHS Act) and the NSW Work Health and Safety Regulation 2017 (WHS Regulation) (Clause 293).

5.2 Regulatory Compliance

All work shall comply with relevant legislation, standards, codes and guidelines. The regulatory framework that applies includes, but is not necessarily limited to, the following as in force from time to time:

- NSW Work Health and Safety Act 2011 (WHS Act);
- NSW Protection of the Environment Operations Act 1997 (POEO Act);
- NSW Waste Avoidance and Resource Recovery Act 2001 (WARR Act);
- NSW Environmentally Hazardous Chemicals Act 1985 (EHC Act);
- NSW Work Health and Safety Regulation 2017 (WHS Regulation);
- NSW Protection of the Environment Operations (Waste) Regulation 2014;
- NSW Protection of the Environment Operations (General) Regulation 2021;
- NSW Environmentally Hazardous Chemicals Regulation 2017 (EHC Regulation);
- Safe Work NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace*;
- Safe Work NSW *Code of Practice: How to Safely Remove Asbestos*;
- SafeWork NSW *Code of Practice: Demolition Work*;
- National Occupational Health and Safety Commission (NOHSC) *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition* [NOHSC:3003(2005)];
- NOHSC *Guidance Note on the Membrane Filter Method for the Estimation of Airborne Synthetic Mineral Fibres* [NOHSC:3006(1989)];
- NSW EPA Polychlorinated Biphenyl (PCB) Chemical Control Order 1997;
- AS/NZS 4361.1 G*uide to hazardous paint management - Lead and other hazardous metallic pigments in industrial applications*;
- AS/NZS 4361.2 *Guide to hazardous paint management - Lead paint in residential, public and commercial buildings*;
- AS1319 *Safety signs for the occupational environment*;
- AS/NZS 1715 *Selection, use and maintenance of respiratory protective equipment*;
- AS/NZS 1716 *Respiratory protective devices*;
- AS 2601 *The demolition of structures*;

- AS 4260 *High efficiency particulate air (HEPA) filters – Classification, construction and performance*;
- AS/NZS 60335.2.69 *Household and Similar Electrical Appliances – Safety, Part 2.69; Particular requirements for wet and dry vacuum cleaners, including power brush, for commercial use;*
- NSW EPA *Waste Classification Guidelines, Part 1: Classifying Waste*, November 2014 (EPA, 2014);
- Safe Work Australia *Guide to Handling Refractory Ceramic Fibres*, December 2013;
- SafeWork NSW *Safe Management of Synthetic Mineral Fibres (SMF) – Glasswool and Rockwool* (information guide);
- WorkCover NSW *Code of Practice for the Safe Use of Synthetic Mineral Fibres*, 1993; and
- ANZECC *Polychlorinated Biphenyls Management Plan*, Revised Edition, April 2003.

In the case of conflict between this HMMP and any legislation, standard, code or guideline the more stringent requirement shall apply.

5.3 Pre-Tender Site Inspection

A pre-tender site inspection should be undertaken by the Contractor. The Contractor shall supply their own personal protective equipment (PPE) to inspect the site and dispose of any used PPE in an appropriate manner. The Contractor shall ensure that the site inspection does not result in exposure or environmental contamination.

5.4 Removal Method

The method used for HAZMAT removal shall at all times comply with this HMMP, the requirements of relevant legislation, standards, codes and guidelines (including those listed in Section 5.3) and the requirements of the relevant regulator(s) and authorities including SafeWork NSW.

5.5 Quantities

The Contractor shall inspect the site and satisfy themselves as to the nature and extent of the works, levels, quantities, dimensions, access etc. and will assume responsibility for same.

The Contractor is responsible for determining the quantities of HAZMAT that are to be removed. Any quantities and dimensions provided in this HMMP or DP (2020) are to be taken as a guide only and should not be relied upon.

5.6 Notifications

The Contractor shall make all necessary notifications required by the relevant authorities and legislation to undertake the HAZMAT removal work. This includes notifying SafeWork NSW of licensed asbestos removal work. The Contractor shall bear all costs associated with making these notifications and shall supply a copy of each notification to the Principal.

5.7 Licences and Permits

The Contractor shall obtain all necessary licences, permits and the like that are required by the relevant authorities and legislation to undertake the HAZMAT removal work. The Contractor shall bear all costs associated with obtaining and maintaining these licences and permits and shall supply a copy of each licence and permit to the Principal.

5.8 Community Consultation

The Contractor must ensure that appropriate community consultation is undertaken at all stages of the work, and that all relevant parties (including owners, controllers and occupants of neighbouring properties) are adequately notified of the HAZMAT removal works.

5.9 Employee Approval

The Principal has the right to review the licenses, training and experience records of all employees and subcontractors of the Contractor working in the HAZMAT removal area. The Contractor will supply these records to the Principal upon request.

Employees not approved by the Principal are not to be employed in HAZMAT removal, however they may be permitted to work on site as determined by the Principal.

5.10 Conditions of Operation

The Contractor shall comply with all the requirements of the relevant authorities, the Consultant and the Principal. The Contractor will not deviate from the procedures outlined in this HMMP, or make any decisions outside the scope of works described, without the written consent of the Consultant and Principal.

5.11 Security and Access

The Contractor shall be responsible for arranging and providing its own security control over the works and any materials, plant, equipment, tools etc. stored on the site.

The Contractor will provide relevant stakeholders with access to the site in accordance with legislation and the terms and conditions of their contract with the Principal.

The Contractor shall provide the Consultant with access to the areas under the Contractor's control for the purposes of conducting the Consultant's work in a timely and efficient manner.

The Contractor is responsible for obtaining access to the HAZMAT for the purposes of safe and complete removal. Any diagrams or drawings provided in this HMMP or DP (2020) are to be taken as a guide only and should not be relied upon.

Nothing in this clause shall relieve the Contractor of their responsibility for the care and execution of the works.

5.12 Identification of Services

The Contractor must take all actions required to satisfy themselves of the presence, location and type of relevant services, including all underground services, present at the site so as to ensure that relevant services are not disturbed or damaged during the works. The Contractor will be responsible for any damage to services arising from the activities of the Contractor or their subcontractor(s).

Any undue or preventable damage caused by the Contractor (or their subcontractors), shall be made good at the Contractor's expense to the satisfaction of the Principal.

Any undue and preventable damage caused by the Contractor, which is not rectified to the satisfaction of the Principal, will be rectified by the Principal and the associated costs deducted from the contract sum.

5.13 Isolations

The Contractor shall provide all isolations required to conduct the HAZMAT removal works in a safe and effective manner. This includes (but is not limited to) electrical, gas and water plant and services, fire alarm and control systems, security systems, data cabling as well as heating, ventilation and air conditioning plant and systems. All isolations are to be made by suitably licenced and experienced personnel in accordance with relevant legislation and standards including the WHS Act and Regulation.

5.14 Contractor Amenities

The Contractor shall provide all required amenities including lunch, toilet and change room facilities.

Amenities such as toilet, change areas and lunchroom facilities at the site may be made available subject to approval by the Principal.

5.15 Hours of Work

The hours of work are to comply with the development conditions of the local council authority and relevant legislation. All work, including movement of materials and equipment in and out of the site, shall be undertaken during compliant hours of work.

5.16 Scaffolding and Other Temporary Structures

The Contractor shall provide all scaffolding or other temporary structures required to complete HAZMAT removal in a safe manner. All scaffolding and temporary structures shall comply with the requirements of the relevant authority and legislation including those outlined in the WHS Regulation 2017.

5.17 Program of Work

The Contractor's Program of Work must be approved by the Principal. Following approval, the Principal will give the Contractor complete access to the site on the agreed commencement date.

5.18 Lighting

The Contractor must provide sufficient task lighting for the duration of the project. The Contractor shall ensure that sufficient lighting is provided to enable safe access, transit and egress at all relevant times.

5.19 Noise Control

The Contractor shall ensure compliance with legislated noise levels and the noise requirements of the local council authority. This includes ensuring that "offensive noise" as defined under the NSW Protection of the Environment Operations Act, 1997 is not created.

The Contractor shall also ensure that noise resulting from work is either eliminated or minimised to the extent that is reasonably practicable. In particular, all mechanical plant, equipment and the like used shall be fitted with all practical and reasonable noise attenuating devices and measures to minimise noise being transmitted from the site and shall be operated in an efficient manner, and be adequately maintained, to minimise the emission of noise.

Noisy work shall be planned and executed by the Contractor to incorporate adequate periods of respite where necessary.

The Contractor shall ensure that none of their employees or sub-contractors:

- Operate loud radios on or about the premises;
- Use language that may be offensive or excessively loud; and
- Bring pets of any kind (e.g. dogs etc.) onto the grounds.

5.20 General Dust Control

The Contractor must ensure that dust emissions are eliminated or, if elimination is not reasonably practicable, minimised to the extent reasonably practicable. This is to include the following as necessary:

- Use of dust suppressors on all relevant tools / equipment;
- Erection of dust screens around the perimeter of the site;
- Securely covering all loads entering or exiting the site;
- Use of water mist / spray to suppress dust;
- Minimising stockpile height;
- Covering stockpiles remaining in place more than 24 hours; and
- Keeping excavation and other relevant surfaces damp.

The Contractor shall ensure that:

- Vehicles do not track soil, mud or sediment onto any road outside the work site;
- Vehicle access to the site is stabilised to prevent the tracking of sediment onto the roads and footpath;
- Soil, earth, mud and similar materials are removed from roadways that adjoin the work site by sweeping, shovelling, or a means other than washing, on a daily basis or as required; and
- All loads are securely covered to prevent any dust or odour emissions during transportation.

5.21 Odour Control

The Contractor shall ensure compliance with the requirements of the local council authority. This includes ensuring that "offensive odour" as defined under the NSW Protection of the Environment Operations Act, 1997 is not created.

The Contractor shall also ensure that odour resulting from work is either eliminated or minimised to the extent that is reasonably practicable.

5.22 Vibration Control

The Contractor must ensure that vibration emissions during the work do not result in damage to any property or result in an unreasonable loss of amenity to nearby residents. The relevant provisions of the Protection of the Environment Operations Act, 1997 must be satisfied at all times.

5.23 Smoking

The Contractor will identify and/or install designed smoking areas as required. The location of the designated smoking areas must ensure safe work at the site and avoid any impact on surrounding properties.

5.24 Electrical Hazards

The Contractor is responsible for ensuring that all of their electrical equipment is tested, tagged and labelled in accordance with legislative requirements and Australian Standards and fitted with a Residual Current Device (RCD) where necessary.

5.25 General Nuisance

The Contractor will take all necessary precautions to prevent general nuisance from smoke, dust, rubbish and other causes.

5.26 Traffic Management

The Contractor must develop a Traffic Management Plan for the works and ensure that suitable traffic management is in place at all times for the duration of the works. This includes at the site entrance / exit points where heavy vehicles merge with local traffic.

All haulage routes for trucks transporting soil, materials, equipment or machinery to and from the site shall be selected to meet the following objectives:

- Compliance with all road traffic rules;
- Minimise disruption to the normal flow of traffic;
- Minimise noise, vibration and odour to adjacent premises;
- Must utilise State Roads and minimise use of local roads; and
- Vehicles to enter and exit the site in a forward direction.

5.27 Stockpiles

The Contractor must ensure that:

- No stockpiles are placed on footpaths or nature strips unless prior Council approval has been obtained;
- All stockpiles are placed away from drainage lines, gutters and stormwater pits or inlets;
- All stockpiles likely to generate dust or odours are suitably covered;

- All stockpiles of contaminated soil / fill are stored in a secure area and covered if remaining more than 24 hours and stockpile footprints are validated by the Consultant upon stockpile removal;
- All stockpiles must be placed on a level area as a low, elongated mound;
- Stockpiles are bunded as necessary to capture sediment in water runoff; and
- HAZMAT are not stockpiled but are packaged appropriately and placed in skip bins, trucks or other suitable receptacle for removal and disposal as soon as reasonably practicable.

5.28 Rubbish and Recyclables

The Contractor shall supply and install appropriate receptacles for the collection of general rubbish and recyclable materials generated during the work.

The Contractor shall remove general rubbish and recyclable materials on a regular basis and as necessary to ensure a clean and tidy work site and avoid any associated risk to health, safety and the environment.

5.29 Roads and Footpaths

The Contractor shall ensure that no damage beyond fair wear and tear is caused to roads and footpaths. Any damage caused by the Contractor beyond fair wear and tear will be rectified by the Principal and the associated costs deducted from the contract sum.

The Contractor will adequately maintain approaches to the site and keep these areas clear of mud and debris.

5.30 Decontamination Facilities

The Contractor shall supply appropriate decontamination facilities for all personnel, plant and equipment for the duration of the HAZMAT removal work and clearance process. The decontamination facilities will comply with the requirements of all relevant legislation, codes or practice, standards and guidelines.

All personnel will be required to use the decontamination facility for access to and egress from the HAZMAT removal area.

All wastewater generated by decontamination shall be presumed “contaminated” and shall be classified and disposed of in accordance with the NSW EPA Waste Classification Guidelines, Part 1: Classifying Waste, November 2014.

Personnel must not smoke, eat or drink in any part of the decontamination facilities or within the designated HAZMAT removal area.

The decontamination facilities shall be cleaned daily by personnel equipped with the appropriate PPE.

The decontamination facility will be deconstructed and the area remediated by the Contractor, and validated / cleared by the Consultant, at the completion of the HAZMAT works.

5.31 Site Signage and Contract Numbers

The Contractor is to ensure a sign displaying their contact details (including for outside working hours) is prominently displayed at site entrance(s) for the duration of the works.

5.32 Waste Classification and Disposal

All waste should be classified for disposal in accordance with relevant legislation and EPA (2014). All waste must be disposed at a waste collection facility that is licensed to receive the waste. All disposal receipts should be retained.

Asbestos waste is preclassified as Special Waste under EPA (2014) and shall be treated accordingly. Asbestos transporters and facilities receiving asbestos waste must report the movement of asbestos waste to the EPA. Entities involved with the transport or disposal of asbestos waste in NSW, or arranging the transport of asbestos waste in NSW, must use the EPA's online tool, WasteLocate.

Based on previous correspondence with the NSW EPA DP understands that EPA (2014) does not consider AS4361.1 or AS4361.2, including the definitions of lead / hazardous paints therein, for waste classification assessment. As such:

- These standards have no bearing on how waste is classified in NSW; and
- Waste classification of paints and other wastes containing lead should be carefully considered and an appropriate degree of liaison with the NSW EPA may be required to help ensure correct waste classification.

6. Occupational Health and Safety

6.1 General Requirements

The Contractor shall conduct the work in a safe manner and in accordance with the requirements of the WHS Act, the WHS Regulation and all relevant codes of practice, standards and guidelines.

All personnel required to work on the site must have completed a site-specific safety induction and must provide certification that they have completed a SafeWork NSW approved WHS induction for work in the construction industry (i.e. white card).

The Contractor shall promptly advise the Principal of:

- Any 'near-hit';
- All accidents involving death, personal injury or loss of time; and
- All incidents with accident potential such as equipment failure.

In addition to the above, the Contractor shall give such information as may be required by the Principal, if it is requested, and furnish a written report in the form directed.

The Contractor shall not at any time leave any work in an unsafe condition or in a condition which might cause damage to other existing work, plant, machinery or equipment, but shall continue that work until it is at a safe state.

The Contractor shall take every precaution to ensure the safety and protection at all times of all persons on or about the site, including all personnel employed on the work(s), personnel at adjacent sites and the general public, and to this end shall provide and maintain all facilities both necessary and proper to comply with the safety rules and regulations of any body or authority that have jurisdiction thereto.

6.2 Safety Management Plan

The Contractor must develop a project specific Safety Management Plan (SMP) for work and provide a copy of the SMP to the Principal. The SMP must comply with the NSW WHS Act 2011 and WHS Regulation 2017.

The Principal shall review the SMP and provide feedback to the Contractor. The Contractor shall update the SMP in accordance with the Principal's feedback, to the satisfaction of the Principal, prior to the Contractor commencing work at the site.

6.3 Asbestos Removal Control Plan

The Contractor must develop a project specific Asbestos Removal Control Plan (ARCP) for licensed asbestos removal work and provide a copy of the ARCP to the Principal. The ARCP must comply with the WHS Regulation and the SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*.

The Principal shall review the ARCP and provide feedback to the Contractor. The Contractor shall update the ARCP in accordance with the Principal's feedback, to the satisfaction of the Principal, prior to the Contractor commencing work at the site.

6.4 Safe Work Method Statement

The Contractor must provide a Safe Work Method Statement (SWMS) to the Principal for each work activity the Contractor and their subcontractor(s) will conduct at the site.

The Principal shall review the SWMS and provide feedback to the Contractor. The Contractor shall update the SWMS in accordance with the Principal's feedback, to the satisfaction of the Principal, prior to the Contractor commencing work at the site.

All personnel conducting work at the site shall be inducted into, and sign, the relevant SWMS's before commencing work at the site.

6.5 Review

The Contractor shall maintain, review and update the SMP, ARCP and SWMS as required by the WHS Act and WHS Regulation. All updates shall be notified to the Principal and a copy of each update shall be provided to the Principal.

6.6 Toolbox Talks

The Contractor will conduct and maintain a record of daily toolbox talks undertaken throughout the project. The Contractor and their subcontractors will be required to attend the toolbox talks and all personnel in attendance shall sign the relevant attendance record(s).

6.7 Project Specific WHS Issues

The following WHS issues have been identified as potentially significant to the works:

- Exposure to HAZMAT (e.g. asbestos, lead, SMF and PCB);
- Mobile plant / vehicles (risk of personnel being hit / struck and general traffic management);
- Unauthorised site access;
- Uncontrolled building collapse;
- Work at heights;
- Manual handling;
- Noise and vibration;
- Dust;

- Energised services; and
- Slips / trips / falls.

The Contractor shall address the abovementioned issues, and any other relevant issues, in their SMP, ARCP and SWMS and shall implement suitable controls to manage pertinent risks at all times during the work.

The Contractor shall not take the above list as an exhaustive or definitive list of all relevant WHS issues that may apply to the work.

7. Inspection and Monitoring

7.1 Inspection by the Principal

The Principal and their nominated officers shall have the authority to enter the site and work areas at any time to inspect and check on the progress of the works. This may be performed at any time without notice to the Contractor. The Contractor shall provide access for such inspections in a timely manner subject to WHS requirements.

7.2 Clearance Inspections

The Contractor is to engage the Consultant to conduct clearance inspection(s) following completion of HAZMAT removal work and prior to normal re-occupation of these areas. The clearance inspection(s) must be performed by a suitably qualified and appropriately licenced Consultant who is independent of the Contractor.

Once the Contractor has completed demobilisation the Principal should arrange a final clearance inspection by the Consultant.

The Contractor is to be present during all clearance inspection(s) for the purposes of providing the Consultant with adequate safe access and immediately rectifying any minor issues identified by Consultant during the clearance inspection.

7.3 Air Monitoring

The Principal (or Contractor) is to engage the Consultant to conduct air monitoring in accordance with the requirements of the WHS Regulation and subordinate codes of practice and standards. Air monitoring programs may include:

- Background monitoring prior to HAZMAT removal work (to establish a baseline for comparison of future results);
- Control monitoring during HAZMAT removal work to assess the adequacy of the control measures in preventing environmental contamination and human exposure; and

- Clearance monitoring at the completion of HAZMAT removal work to assess the adequacy of the removal works undertaken and suitability of the removal area for re-occupation.

Air monitoring must also be carried out to determine the airborne concentration of a substance or mixture at the workplace to which an exposure standard applies if:

- It is not certain on reasonable grounds whether or not the airborne concentration of the substance or mixture at the workplace exceeds the relevant exposure standard, or
- Monitoring is necessary to determine whether there is a risk to health.

The air monitoring program (including type, frequency and duration of air monitoring) is to be determined by the Consultant in consultation with the Principal and Contractor.

7.3.1 Asbestos Monitoring

Asbestos monitoring is mandatory for friable asbestos removal and is recommended for the purposes of non-friable asbestos removal due to the sensitive nature of the site. Air monitoring for non-friable asbestos removal may also be a requirement of the NSW Department of Education Asbestos Management Plan applicable to NSW schools.

All asbestos monitoring shall be in accordance with the NOHSC *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition* [NOHSC:3003(2005)] and the SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*. Samples are to be collected by the Consultant and analysed by a National Association of Testing Authorities (NATA) accredited laboratory that holds NATA accreditation for the relevant test methods.

The action levels specified in the SafeWork NSW *Code of Practice: How to Safely Remove Asbestos* will be applied to the airborne asbestos monitoring results obtained. These action levels are summarised in Table 2 below.

Table 3: Action Levels for Airborne Asbestos Monitoring

Action Level	Control	Action
< 0.01 f/mL	No new control measures necessary	Continue with control measures.
≥0.01 and ≤ 0.02 f/mL	Review	Review control measures.
	Investigate	Investigate the cause.
	Implement	Implement controls to eliminate or minimise exposure and prevent further release.
> 0.02 f/mL	Stop asbestos removal work	Stop asbestos removal work.
	Notify regulator (SafeWork NSW).	Notify the regulator (SafeWork NSW) by phone followed by written statement that work has ceased and the results of the air monitoring.
	Investigate the cause.	Conduct a thorough visual inspection of the asbestos removal enclosure and associated work site and equipment in consultation with all workers involved with the removal work.
	Implement controls to eliminate or minimise exposure and prevent further release.	Extend the isolated / barricaded area around the removal area as far as reasonably practicable until fibre levels are at or below 0.01 fibres/ml. Decontaminate relevant surrounding areas by vacuuming and wet wiping and seal any identified leaks in the enclosure. Smoke test the enclosure until it is satisfactorily sealed. Update site practices and procedures based on findings of investigation (refer preceding point).
	Do not recommence removal until further monitoring is conducted.	Do not recommence until fibre levels are at or below 0.01 fibres/ml.

7.3.2 SMF Monitoring

The Consultant shall determine the requirements, if any, for SMF monitoring in consultation with the Principal and the Contractor. Such monitoring may be required where reasonable concern exists over airborne SMF concentrations. Where SMF monitoring is determined to be necessary by the Consultant monitoring shall be conducted in accordance with the *Guidance Note on the Membrane Filter Method for the Estimation of Airborne Synthetic Mineral Fibres,* [NOHSC:3006(1989)]. Samples are to be collected by the Consultant and analysed by a NATA accredited laboratory that holds NATA accreditation for the relevant test method(s). Monitoring assessment criteria are to be determined by the Consultant.

7.3.3 Lead Monitoring

The Consultant shall determine the requirement, if any, for airborne lead monitoring in consultation with the Principal and the Contractor. Such monitoring may be required where reasonable concern exists over airborne lead concentrations, cross-contamination and / or for the purposes of lead clearance activities.

Airborne lead monitoring shall be undertaken in accordance with AS 3640-2009 *Workplace atmospheres - Method for sampling and gravimetric determination of inhalable dust* or other applicable method determined by the Consultant. Samples are to be collected by the Consultant and analysed by a NATA accredited laboratory that holds NATA accreditation for the relevant test methods. Monitoring assessment criteria are to be determined by the Consultant.

7.3.4 PCB Monitoring

The Consultant shall determine the requirement, if any, for airborne PCB monitoring in consultation with the Principal and the Contractor. PCB's do not vaporise readily at room temperature and therefore air monitoring for PCB's is generally not expected to be required. Monitoring may only become necessary in some specific, higher risk situations, such as when PCB may leak onto a hot surface in a confined space. The Consultant will determine the methods of PCB monitoring and associated sample analysis and the relevant assessment criteria.

7.4 Material Sampling and Analysis

Materials (e.g. settled dust, soil / fill, paints, fibre cement fragments etc.) may undergo field testing and / or be sampled and analysed by the Consultant for the purposes of assessing the adequacy of controls used during the HAZMAT removal works or for clearance purposes after HAZMAT removal. The Consultant will determine the field testing, sampling and analysis requirements. All samples will be analysed by a NATA accredited laboratory that holds NATA accreditation for the relevant test methods (where such accreditation exists).

8. General Procedures for HAZMAT Removal

8.1 Pre-Work Requirements

The Contractor must make all relevant notifications, and obtain all relevant permits, for the work prior to the commencement of the work. A copy of the notification(s) and permit(s) is to be provided to the Principal and also displayed in a prominent position at the site during the work.

All personnel employed by the Contractor are to be competent to undertake their assigned tasks and adequately inducted, trained, experienced and licenced in accordance with the requirements of the WHS Regulation and SafeWork NSW.

The Contractor is to be suitably qualified, experienced and licenced to conduct the work in accordance with the requirements of the WHS Regulation and SafeWork NSW.

In the case of asbestos removal / abatement the Contractor must hold:

- A Class A (friable) asbestos removal license for any friable asbestos removal work; and
- Either a Class A (friable) or Class B (non-friable) asbestos removal licence for non-friable asbestos removal work.

An appropriate trained and experienced supervisor is to be appointed by the Contractor for the work.

In the case of lead abatement / removal work, the Contractor must specifically ensure compliance is maintained with the WHS Regulation, Part 7.2 Lead and AS 4361.1 / AS 4361.2 where applicable. This requires determining whether the specific work processes to be adopted comprise a “lead process” or “lead risk work” as defined in the WHS Regulation, and adopting the applicable controls.

All waste should be assessed and classified for disposal in accordance with relevant legislation and subordinate instruments including NSW EPA (2014).

The Principal and Contractor are to ensure that an appropriate level of consultation has been conducted with relevant stakeholders and that relevant areas surrounding the asbestos removal area and associated work site, have been adequately vacated (if necessary) for the duration of the asbestos removal work.

8.2 Site Establishment

The Contractor shall:

- Ensure access is adequately restricted to the site and the HAZMAT removal area;
- Install appropriate warning signage;
- Install compliant decontamination facilities for personnel and equipment / plant;
  - In the case of asbestos removal work, decontamination facilities must comply with the WHS Regulation and SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*;
  - In the case of SMF removal, decontamination facilities are to include general hand washing and facilities to wash and treat both skin and eye irritation;
- In the case of any other work that require enclosure, install an appropriate enclosure;
- Ensure all vents, windows, doors and any other openings / penetrations that might otherwise permit dispersal of contamination are sealed safely; and
- Ensure all relevant isolations have been made;
- Carry out the work with as few people present as possible. Ensure any non-essential personnel are excluded from the HAZMAT removal area;
- Ensure there is adequate safe access and lighting to conduct the work; and
- Ensure all portable electrical tools and equipment comply with AS / NZS 3012 *Electrical Installations – Construction and demolition sites*.

8.3 Asbestos Removal

8.3.1 General Procedure - Non-Friable Asbestos

The procedure below outlines the general approach to removal of non-friable asbestos. This procedure is provided as general guidance only. Reference should be made to the WHS Act, WHS Regulation and the SafeWork NSW Codes of Practice pertaining to asbestos (refer Section 5.2) for a more comprehensive guide to the requirements that apply to asbestos removal.

The Contractor shall ensure:

- Personnel involved in the removal of the asbestos wear, as a minimum, a P1 or P2 disposable facepiece respirator or a half-face cartridge-type respirator fitted with Class P1, P2 or P3 particulate filters, disposable coveralls, boot covers and appropriate gloves:
  - Disposable coveralls are to be rated type 5, category 3 (prEN ISO 13982–1) or equivalent and disposable boot covers are to be made of the same material;
  - Gumboots may be used as an alternative to boot covers if required but must only be worn in the asbestos removal area unless fully decontaminated using the decontamination unit / facilities provided; and
  - PPE complies with relevant Australian Standards including AS/NZS 1716 *Respiratory protective devices*.
- The Consultant undertakes air monitoring at the boundary of the asbestos removal area as required by Section 7.3;
- 200 micron thick polythene sheeting is installed below and around the asbestos material as necessary protect all relevant surfaces from cross-contamination and adequately contain any dust and debris generated. In certain specific cases, such as the removal of asbestos cement fragments from ground surfaces, installation of polythene sheeting may not be required;
- The asbestos materials are wet down with a fine water mist or PVA solution prior to removal. The use of high-pressure water spray and compressed air on asbestos or ACM is specifically prohibited under the WHS Regulation;
- The asbestos cement materials are removed as whole components and, if tools are required, these comprise non-powered hand tools that minimise disturbance of the asbestos;
- Tools and equipment that cause the release of asbestos, including power tools and brooms, are only used on asbestos if the equipment is enclosed and/or designed to capture or suppress asbestos fibres and/or the equipment is used in a way that is designed to capture or suppress asbestos fibres safely. In such a case, other controls including PPE may also be required based upon the results of a pre-work risk assessment and the SWMS adopted;
- Wetting down of all asbestos materials is maintained throughout the removal process with care taken to avoid generating uncontrolled runoff and slip hazards;
- Upon removal, the asbestos materials are double sealed in 200 micron thick asbestos waste bags or polythene sheeting for disposal. Waste bags should be filled no more than half full. Sealing should be achieved using heavy duty adhesive tape;

- At completion of bulk asbestos removal all surfaces in the asbestos work area are thoroughly decontaminated by vacuum to remove residual dust / debris. Wet-wiping techniques shall also be used to wipe clean non-porous surfaces:
  - Asbestos vacuum cleaners should comply with the Class H requirements in AS/NZS 60335.2.69.2017: *Household and similar electrical appliances – Safety: Particular requirements for wet and dry vacuum cleaners, including power brush, for commercial use*;
  - Filters for asbestos vacuum cleaners should conform to the requirements of AS4260-1997 *High Efficiency Particulate Air Filters (HEPA) – Classification, Construction and Performance* or its equivalent. Household vacuum cleaners must never be used where asbestos is or may be present, even if they have a HEPA filter;
  - Rags used in wet-wiping should only be used once, although they may be refolded to expose a clean surface. The rags should be used flat and should not be wadded. If a bucket of water is used, the rags should not be re-wetted in the bucket as this will contaminate the water. If the water is contaminated, it must be treated as asbestos waste; and
  - All vacuum bags, HEPA filters and rags used for wet-wiping are to be disposed of as asbestos waste;
- At the completion of asbestos removal all used PPE is double bagged in 200 micron thick asbestos waste bags for disposal. The asbestos waste bags are filled no more than half full and sealed using heavy duty adhesive tape;
- Asbestos waste is placed carefully into waste skips and/or trucks in a manner that minimises the risk of generating airborne dust. Asbestos is not to be dropped into skips/trucks;
- The skips/trucks receiving asbestos waste are double lined with 200 µm thick polythene sheeting and the asbestos waste sealed inside (e.g. with heavy duty adhesive tape);
- Trucks receiving asbestos waste are fitted with automatic retractable covers to cover the sealed load during transport;
- Truck drivers remain in a safe location during loading activities (e.g. outside the designated asbestos removal area). If truck drivers must remain within their cabin during loading then all windows must be wound up and air conditioning placed on re-cycle;
- If at any point during the work significant visible airborne dust is generated then work ceases and does not recommence until appropriate controls have been implemented to prevent recurrence;
- Transport and final disposal of asbestos waste material is carried out by the Contractor in a manner that prevents the liberation of asbestos dust into the atmosphere. Vehicles licensed for the transportation of asbestos waste shall only be used;
- All asbestos is disposed at a legally approved and licensed waste disposal facility;
- Copies of all tipping dockets are provided to the Principal;
- The asbestos removal area undergoes a clearance inspection conducted by a Competent Person who is independent from the Contractor to ensure asbestos materials have been removed to a satisfactory standard. The Competent Person should be accompanied by the Contractor at all times during clearance inspection in order to undertake any minor rectification work that may be required prior to clearance being issued;
- After a successful clearance inspection, all relevant surfaces within the asbestos work area are sprayed with PVA solution or similar binding agent;

- Air clearance monitoring is carried out inside the asbestos work area following successful completion of the visual inspection and drying of PVA;
- Upon receipt of the final air monitoring clearance results of <0.01 fibres/mL, a final clearance report is issued; and
- Upon receipt of the final clearance report normal re-occupation of the asbestos removal area can occur.

8.3.2 General Procedure - Vinyl Flooring and Adhesives

In addition to the general requirements for removal of non-friable asbestos above, the Contractor shall ensure that vinyl flooring materials and adhesives are removed as follows:

- A suitable tool (such as a scraper or wide blade) is placed between the tiles to lift the tile away from the floor, being careful to minimise breakage. A hammer or mallet can be used to tap the tool under firmly-adhered tiles to assist separating the tiles from the floor;
- Vinyl can be cut into strips prior to its removal to facilitate bagging, or it can be rolled into one roll and wrapped securely with plastic, making sure it is totally sealed;
- Dust is minimised by spraying fine water mist under tiles as they are lifted;
- A scraper is used to remove any adhesive that is left adhered to the floor after each tile has been removed and such adhesive is placed into the asbestos waste bags;
- If a heat source is used to soften the adhesive beneath a vinyl tile, care should be taken not to scorch or burn the tile. Burning or scorching vinyl tiles can result in the release of toxic decomposition products and generate a fire hazard. In some cases, the adhesive may contain asbestos;
- Tools and equipment that cause the release of asbestos are only used on asbestos if the equipment is enclosed and/or designed to capture or suppress asbestos fibres and/or the equipment is used in a way that is designed to capture or suppress asbestos fibres safely. In such a case, other controls including PPE may also be required based upon the results of a pre-work risk assessment and the SWMS adopted;
- Tiles and associated waste, including residual adhesive, are placed carefully into a 200 µm plastic waste bag or other suitable alternate waste container that is clearly labelled as asbestos waste; and
- Collect all debris, dispose of waste and conduct clearance according to the procedures described in Section 8.3.1.

Note that any asbestos millboard lining that may be discovered beneath vinyl sheeting or other floor coverings is considered friable asbestos and removal requires additional controls as outlined in the SafeWork NSW *Code of Practice: How to Safely Remove Asbestos*.

8.3.3 General Procedure - Electrical Boards

In addition to the general requirements for removal of non-friable asbestos above, the Contractor must ensure that adequate controls are implemented to address electrical risks including the risk of electrocution. Control may include:

- De-energising and removing electrical equipment from the asbestos removal work area. If the electrical equipment cannot be disconnected and removed it must be de-energised. The de-energised equipment is to be secured so it cannot be inadvertently re-energised;
- Labelling any electrical cabling or equipment remaining in the asbestos removal area and protecting it from mechanical damage and the ingress of water in accordance with AS/NZ 3000:2018: *Electrical installations (known as the Australian/New Zealand Wiring Rules)*;
- Ensuring a licensed electrician safely removes and reinstalls electrical cables and equipment.

8.3.4 General Procedure – Putties

Window sets that include asbestos-containing glazing putties should generally be removed and disposed as whole components where reasonably practicable to do so. This is due to the time and effort required to conduct and certify adequate removal of such putties and subject to any necessary cost / benefit analysis that may be required. Removal of the window sets as whole components should be undertaken in accordance with the general requirements for removal of non-friable asbestos outlined in Section 8.3.1.

Asbestos-containing putties were identified in expansion gaps in brick walls, and between window frames and sills, in Building B00B as indicated in the Register (refer Appendix B). These putties should be taken to potentially occur throughout Building B in general per DP (2021). The general procedure for removal of these putties may be influenced by the extent and nature of the proposed building work and the extent of putties which may be located in both accessible and inaccessible areas. As a precaution, and prior to any building work, consideration should be given to further assessing the extent of asbestos containing putties in the area(s) of proposed building work. Such assessment should be conducted by the Consultant in consultation with the Principal and Contractor.

Subject to the results of any further assessment by the Consultant it is envisaged that removal of putties, if required, may be undertaken in accordance with the general requirements for removal of non-friable asbestos outlined in Section 8.3.1 and the following considerations:

- Putty softening techniques, such as application of solvents or warming, may be used to improve removal efficiency. The effectiveness of such techniques should be trialled prior to extensive removal work however to confirm their suitability;
- Putties should preferably be gently scraped off the relevant substrate(s) with non-motorised hand tools where reasonably practicable to do so;
- Tools and equipment that cause the release of asbestos, including power tools, are only used on the putty if the equipment is enclosed and/or designed to capture or suppress asbestos fibres and/or the equipment is used in a way that is designed to capture or suppress asbestos fibres safely. In such a case, other controls including PPE may also be required based upon the results of a pre-work risk assessment and the SWMS adopted;
- Any removed sections of building substrate with adhered putty may be disposed wholly as asbestos waste to avoid the need for removal of the putty from the substrate. Care must be taken however

to ensure that disturbance of the putty is adequately minimised during removal of the building components; and

- Dampening of the putty and 'shadow vacuuming' should be considered, particularly if power tools are required for the removal, in order to avoid generating airborne dust.

8.4 SMF Removal

8.4.1 General Procedure

The procedure below outlines the general approach to SMF removal. This procedure is provided as general guidance only. Reference should be made to the WHS Act, WHS Regulation and other relevant documents listed in Section 5.2 for further details on the requirements that apply to SMF removal.

The Contractor shall ensure that:

- Personnel involved in the removal of the SMF wear, as a minimum, a P1 or P2 disposable facepiece respirator, disposable coveralls, goggles and gloves:
  - Disposable coveralls are to be rated type 5, category 3 (prEN ISO 13982–1) or equivalent and disposable boot covers are to be made of the same material;
  - Gumboots may be used as an alternative to boot covers if required but must only be worn in the SMF removal area unless adequately decontaminated using the decontamination unit/facilities provided;
  - PPE complies with relevant Australian Standards including AS/NZS 1716 Respiratory protective devices.
- The Consultant undertakes air monitoring at the boundary of the SMF removal area as required by Section 7.3;
- 200 micron thick polythene sheeting is installed below and around the SMF material as necessary to protect all relevant surfaces from cross-contamination and adequately contain any dust and debris generated;
- The SMF materials are removed manually in a manner that minimises disturbance of the SMF. Physical abrasion, including cutting, should be kept to a minimum;
- SMF removal is undertaken using wet methods if it is reasonably practicable to do so. If SMF must be removed in dry conditions there is minimal physical abrasion;
- SMF abrasion only occurs in circumstances where heat or other causes have made SMF attach itself to the substrate. If this occurs, additional controls may be required to maintain the risk of exposure and environmental contamination at an acceptable level;
- Upon removal, the SMF materials are sealed in 200 micron thick polythene waste bags or polythene sheeting for disposal. Waste bags should be filled no more than half full. Sealing should be achieved using heavy duty adhesive tape;

- All surfaces in the SMF removal area are thoroughly decontaminated by vacuum or wet-wiping to remove residual dust at the completion of the bulk removal process. Wet-wiping techniques may be used to wipe clean non-porous surfaces:
  - Vacuum cleaners should comply with the Class H requirements in AS/NZS 60335.2.69.2017: *Household and similar electrical appliances – Safety: Particular requirements for wet and dry vacuum cleaners, including power brush, for commercial use*;
  - Filters for the vacuum cleaners should conform to the requirements of AS4260-1997 *High Efficiency Particulate Air Filters (HEPA) – Classification, Construction and Performance* or its equivalent. Household vacuum cleaners must never be used even if they have a HEPA filter;
  - Rags used in wet-wiping should only be used once, although they may be refolded to expose a clean surface. The rags should be used flat and should not be wadded. If a bucket of water is used, the rags should not be re-wetted in the bucket as this will contaminate the water; and
  - All vacuum bags, HEPA filters and rags used for wet-wiping are to be disposed of as waste containing SMF;
- At the completion of SMF removal all used PPE is double bagged in 200 micron thick polythene waste bags for disposal. Waste bags should be filled no more than half full and sealed using heavy duty adhesive tape;
- Transport and final disposal of SMF waste material is carried out by the Contractor in a manner, which prevents the liberation of SMF dust into the atmosphere and is to a legally approved and licensed waste disposal facility;
- SMF waste is disposed of in the appropriate manner at an approved waste disposal facility. Permission to tip the SMF waste is to be obtained from the appropriate authority prior to the commencement of work. The Contractor must provide tipping dockets to the Principal;
- The SMF removal area is inspected by a Competent Person who is independent from the Contractor to ensure SMF materials have been removed to a satisfactory standard. The requirement to conduct any air monitoring will be determined by the Competent Person;
- The Competent Person is to be accompanied by the Contractor at all times during clearance inspection in order to undertake any minor rectification work that may be required prior to clearance being issued; and
- After clearance, all surfaces within the SMF Work Area are sprayed with PVA solution or similar binding agent.

Upon receipt of the acceptable final clearance results normal re-occupation of the SMF removal area can occur.

8.5 Lead Paint Removal

8.5.1 Additional Pre-Work Requirements

Prior to any removal work, the paint should be classified for disposal in accordance with relevant legislation and EPA (2014). It is noted that EPA (2014) does not consider AS4361.1 or AS4361.2, including the definition of lead paint therein, for waste classification assessment. As such:

- These standards have no bearing on how waste is classified in NSW; and
- Waste classification should be carefully considered and an appropriate degree of liaison with the NSW EPA may be required to help ensure correct waste classification.

The results of waste classification may impact the removal and disposal methods adopted, for example, based on classification results the paint may:

- Need to be removed and segregated from the substrate for appropriate disposal; or
- Remain attached to the building substrate and be disposed as relatively whole building components.

The Contractor must be suitably experienced and hold all relevant qualifications and licences to undertake the work in accordance with the requirements of the WHS Act, WHS Regulation and AS 4361.2 *Guide to Hazardous Paint Management - Lead Paint in Residential, Public and Commercial Buildings.*

8.5.2 General Procedure

The procedure below outlines the general approach to lead paint removal if such removal is necessary. This procedure is provided as general guidance only. Reference should be made to the WHS Act, WHS Regulation and other relevant documents listed in Section 5.2 for further details on the requirements that apply to lead paint removal.

The Contractor must ensure that:

- Personnel involved in the removal wear appropriate personal protective equipment which may include respiratory protection and disposable coveralls. Protective gloves should also be worn when handling lead paint;
- PPE is determined by conducting a risk assessment that is based on the specific activities and work methods being adopted;
- The Consultant undertakes air monitoring at the boundary of the lead paint removal area as required by Section 7.3;
- 200 micron thick polythene sheeting is installed below and around the SMF material as necessary to protect all relevant surfaces from cross-contamination and adequately contain any dust and debris generated;
- Any areas of lead paint in poor condition are stabilised (e.g. with a PVA solution) or removed using wet scraping methods. If wet sanding/scraping is required then care must be taken to control any water runoff and generation of dust and debris;

- If it has been determined that lead paint may remain attached to the building substrate for disposal then:
  - The lead painted materials in good condition shall be wet down with a fine water mist prior to removal. High-pressure water/solution shall not be used. Care must be taken to control any water runoff;
  - Lead painted building materials are removed as whole components without damage or disturbance of the lead paint;
- If removal of lead paint from the building substrate is required then:
  - The lead painted materials are removed using tools that minimise disturbance of the lead paint. Power tools, manually operated abrasive/cutting tools and work processes that involve heat should not be used directly on lead paint; and
  - The lead paint waste is bagged in 200 micron thick polythene waste bags.
- Wetting down of the painted construction materials should be maintained throughout the removal process with care taken to avoid generating free water;
- Upon removal, the lead paint waste is placed in a waste skip (or other appropriate receptacle) lined with 200 micron thick polythene sheeting for disposal. The waste should be sealed within the polythene sheeting using heavy duty adhesive tape prior to transport and disposal;
- All surfaces in the lead paint removal area are thoroughly decontaminated by vacuum to remove residual dust/debris at the completion of bulk lead paint removal. Wet-wiping techniques may be used to wipe clean non-porous surfaces;
  - Vacuum cleaners should comply with the Class H requirements in AS/NZS 60335.2.69.2017: *Household and similar electrical appliances – Safety: Particular requirements for wet and dry vacuum cleaners, including power brush, for commercial use*;
  - Filters for the vacuum cleaners should conform to the requirements of AS4260-1997 *High Efficiency Particulate Air Filters (HEPA) – Classification, Construction and Performance* or its equivalent. Household vacuum cleaners must never be used even if they have a HEPA filter;
  - Rags used in wet-wiping should only be used once, although they may be refolded to expose a clean surface. The rags should be used flat and should not be wadded. If a bucket of water is used, the rags should not be re-wetted in the bucket as this will contaminate the water; and
  - All vacuum bags, HEPA filters and rags used for wet-wiping are to be disposed of as waste containing SMF;
- At the completion of lead paint removal all used PPE is double bagged in 200 micron thick polythene waste bags for disposal. Waste bags will be filled no more than half full and sealed using heavy duty adhesive tape;
- Transport and final disposal of lead paint waste is carried out by the Contractor in a manner which prevents liberation of dust and debris;
- Lead paint waste is disposed of in the appropriate manner at a legally approved and licensed waste disposal facility. The Contractor must provide tipping dockets to the Principal;
- The lead paint removal area is inspected by the Consultant to ensure the lead paint has been removed to a satisfactory standard. The Consultant is to be accompanied by the Contractor at all

times during clearance inspection in order to undertake any minor rectification work that may be required by the Consultant prior to clearance being issued;

- After clearance by the Consultant, all relevant surfaces within the lead paint removal area are sprayed with PVA solution or similar binding agent; and
- Air clearance monitoring is carried out by the Consultant inside the lead paint removal area following successful completion of the visual inspection and drying of PVA.

Upon receipt of a written clearance from the Consultant normal re-occupation of the lead paint removal area can occur.

8.6 Lead Flashing Removal

8.6.1 General Procedure

The procedure below outlines the general approach to lead flashing removal. This procedure is provided as general guidance only. Reference should be made to the WHS Act, WHS Regulation and other relevant documents, including those listed in Section 5.2, for further details on the requirements that apply to lead flashing removal.

The Contractor shall ensure:

- Personnel involved in the removal wear appropriate personal protective equipment, such as disposable coveralls and protective gloves;
- The lead flashing materials are removed using tools that minimise disturbance of the lead flashing. Power tools, manually operated abrasive/cutting tools and work processes that involve heat should not be used directly on lead flashing;
- Upon removal, the lead flashing is placed in a 200 micron thick polythene waste bag for disposal. The waste bag should be sealed with heavy duty adhesive tape prior to transport and disposal;
- At the completion of lead flashing removal all used PPE is placed in 200 micron thick polythene waste bags for disposal. Waste bags shall be sealed using heavy duty adhesive tape;
- After handling lead flashing, even if gloves were worn, wash hands well in warm, soapy water before eating, drinking, smoking, handling food or drink, or using toilet facilities;
- Transport and final disposal of lead flashing is carried out by the Contractor in a manner, which will prevent the liberation of dust and debris;
- Lead flashing is disposed of in the appropriate manner and to a legally approved and licensed waste disposal facility. The Contractor shall provide tipping dockets to the Principal; and
- The lead flashing removal area is inspected by the Consultant to ensure the lead flashing has been removed to a satisfactory standard. The Consultant is to be accompanied by the Contractor at all times during clearance inspection in order to undertake any minor rectification work that may be required by the Consultant prior to clearance being issued.

Upon receipt of a written clearance from the Consultant normal re-occupation of the lead flashing removal area can occur.

8.7 PCB Removal

8.7.1 General Procedure

The procedure below outlines the general approach to PCB removal. This procedure is provided as general guidance only. Reference should be made to the WHS Act, WHS Regulation and other relevant documents listed in Section 5.2 (including the NSW EPA PCB Chemical Control Order 1997) for further details on the requirements that apply PCB removal.

The Contractor shall ensure:

- Care is taken when handling damaged, PCB-containing components to ensure that any further leakage/spillage does not occur;
- Persons handling damaged PCB-containing components take the following precautions:
  - Put on personal protective equipment and clothing before removing damaged or leaking components;
  - Wear gloves that are made of materials that are resistant to PCBs, such as Viton, polyethylene, polyvinyl alcohol (PVA), polytetrafluoroethylene (PTFE), butyl rubber, nitrile rubber, or neoprene. Mid-arm length gauntlets may be required. Do not use gloves made of polyvinyl chloride (PVC) or natural rubber (latex);
  - Wear disposable overalls made of Tyvek® or made of materials with similar chemical resistant properties;
  - When working with overhead equipment (e.g. ceiling-mounted fluorescent light fixtures), wear a full-face shield and appropriate hair protection;
  - Wash any non-disposable contaminated equipment with kerosene and collect the kerosene for disposal as a PCB-contaminated solvent; and
  - After handling PCBs, even if gloves were worn, wash hands well in warm, soapy water before eating, drinking, smoking, handling food or drink, or using toilet facilities.
- PCB containing equipment (capacitors, ballasts etc.) are placed in a polyethylene bag which is then sealed and placed in a sealable metal container. This container must be clearly marked with the details of the contents and must be maintained in good order (that is, no visible signs of damage or corrosion);
- If some of these materials are leaking, the sealable metal container is partially filled with an absorbent material, such as a commercial absorbent, kitty litter or a diatomaceous earth. The plastic wrapped leaking components can then be placed in the container;
- If PCBs cannot be transported immediately for disposal, all containers are stored in an area that prevents any discharge of the PCBs to the environment (no drains and the area must contain any leaks) and the area is secure from unauthorised entry;
- The containers are stored in a separate location, well away from any flammable liquids and from food storage and preparation areas;
- PCB containing material is disposed of as soon as possible. If PCBs are to be stored for an extended period, they should be raised off the floor to avoid corrosion of the bottom of the container; and

- PCB waste is disposed of at a facility that is legally permitted to accept the waste.

8.8 Lead Dust Removal

8.8.1 General Procedure

The procedure below outlines the general approach to lead dust removal. This procedure is provided as general guidance only. Reference should be made to the WHS Act 2011, WHS Regulation 2017 and other relevant documents listed in Section 5.2 for further details on the requirements that apply to lead dust removal.

The Contractor must ensure that:

- Personnel involved in the removal wear appropriate personal protective equipment, including respiratory protection and disposable coveralls where there is a risk of generating lead dust;
- The Consultant undertakes air monitoring at the boundary of the lead dust removal area as required by Section 7.3.3;
- Removal of lead in dust from ceiling cavities, if required, is undertaken with the ceiling and any other relevant enclosing elements of the building structure intact to help ensure containment;
- Any penetration or breach in the enclosing building structure that may permit dispersal of contamination should be sealed safely (e.g. with 200 micron thick plastic sheeting, suitable filling / repair compound);
- 200 micron thick polythene sheeting is installed below and around the lead dust removal area as otherwise required to ensure that all relevant surfaces and materials remain adequately protected from cross-contamination and that any dust or debris generated during removal is captured;
- Consideration should be given to maintaining the ceiling cavity dust in a damp condition with a low-pressure water spray to reduce generation of airborne dust during removal;
- All surfaces within the ceiling cavity are thoroughly decontaminated by vacuum to remove dust / debris:
  - Vacuum cleaners should comply with the Class H requirements in AS/NZS 60335.2.69 *Household and Similar Electrical Appliances – Safety, Part 2.69; Particular requirements for wet and dry vacuum cleaners, including power brush, for commercial use* or equivalent;
  - Vacuum cleaner filters should conform to the requirements of AS4260 *High efficiency particulate air (HEPA) filters – Classification, construction and performance* or equivalent; and
  - The vacuum cleaning unit and dust collection system should preferably remain external to the building (e.g. trailer mounted vacuum);
- Wet-wiping techniques are used to detail clean non-porous surfaces:
  - Rags used in wet-wiping should only be used once, although they may be refolded to expose a clean surface. The rags should be used flat and should not be wadded. If a bucket of water is used, the rags should not be re-wetted in the bucket as this will contaminate the water. If the water is contaminated, it must be treated as lead containing waste;

- Use of an appropriate detergent (which may include D-Lead for example) should be considered to help improve cleaning efficiency. Detergents should only be used for their intended purpose however, and in accordance with the manufacturer's / supplier's written instructions;
- Dust is not to be swept or shovelled into bags;
- Removal work progresses in a systematic and logical manner that minimises disturbance. This typically involves working outwards from the roof entry point towards the edge of the ceiling;
- If it is impracticable to decontaminate any particular items then these should be disposed;
- At the completion of lead dust removal all used PPE is double bagged in 200 micron thick polythene waste bags for disposal. Waste bags will be filled no more than half full and sealed using heavy duty adhesive tape;
- Transport and final disposal of the waste is carried out by the Contractor in a manner which prevents liberation of dust and debris;
- Waste is disposed of in the appropriate manner and to a legally approved and licensed waste disposal facility. The Contractor must provide tipping dockets to the Principal;
- The lead dust removal area is inspected, tested and sampled by the Consultant to ensure the lead dust has been removed to a satisfactory standard. The Consultant is to be accompanied by the Contractor at all times during clearance inspection in order to undertake and rectification work that may be required by the Consultant prior to clearance being issued;
- After clearance by the Consultant, all relevant surfaces within the lead dust removal area are sprayed with PVA solution or similar binding agent; and
- Air clearance monitoring is carried out by the Consultant inside the lead removal area following successful completion of the visual inspection and drying of PVA.

Upon receipt of a written clearance report from the Consultant normal re-occupation of the lead removal area can occur.

9. Supervision

General demolition work following HAZMAT removal should be closely supervised by Competent Person(s) to help ensure that:

- Any additional occurrences of HAZMAT are identified in a timely manner; and
- The associated risks of exposure and cross-contamination are limited accordingly.

Supervisory personnel should be adequately experienced in identifying potential HAZMAT during works of the general nature being conducted.

10. Unexpected Finds

In the case that HAZMAT are encountered unexpectedly the following procedure is to apply:

- Work in the area must cease immediately and access to the material must be appropriately restricted so as to ensure that the suspected HAZMAT is not disturbed;
- The suspected HAZMAT is to be assessed by a suitably qualified, experienced and, where necessary licensed, person:
  - In the case of friable asbestos the assessment is to be conducted by a Licensed Asbestos Assessor (LAA); and
  - In the case of non-friable asbestos, or other hazardous building material, the assessment is to be conducted by a Competent Person.
- The assessment is to comprise a visual inspection that is supplemented, where necessary, by sample collection and analysis, air monitoring, and other relevant assessment techniques;
- The nature and extent of the assessment, including any sampling/monitoring etc., is to be determined by the LAA or Competent Person conducting the assessment;
- The LAA or Competent Person is to confirm the controls required to ensure that the interim risk of exposure and environmental contamination is eliminated, or if it cannot be eliminated, that it is minimised to the extent reasonably practicable until such time as removal/remediation can take place. This may include, for example:
  - Further isolation (e.g. installation of temporary fencing, warning signage);
  - Wetting down and / or covering the material;
  - Confirmatory air monitoring; and
  - Regular re-inspections to assess the effectiveness of controls.
- The LAA or Competent Person is to confirm the requirements, if any, for removal / remediation of the HAZMAT and for clearance / validation. These requirements are to be formalised in a written report;
- Removal of the HAZMAT is to occur as soon as reasonably practicable and in accordance with the requirements determined by the LAA or Competent Person and any remediation / management plans applicable to the site;
- At the completion of removal / remediation a clearance / validation assessment is to be conducted by the LAA or Competent Person. The assessment is to comprise a visual inspection that is supplemented, where necessary, by sample collection and analysis, air monitoring, and / or other relevant assessment techniques;
- The nature and extent of the clearance / validation assessment, including any sample analysis / monitoring etc., is to be determined by the LAA or Competent Person conducting the assessment; and
- Upon receipt of a written clearance / validation report stating that the hazardous material has been adequately removed / remediated the area may be re-occupied.

11. Limitations

Douglas Partners (DP) has prepared this report (or services) for this project at Hastings Secondary College, Port Macquarie, in accordance with DP's proposal reference 206888.00.P.002.Rev0 of 16 December 2021 and DP's Conditions of Engagement. Any client purchase order (PO) related to the work is taken to be a request to proceed only and any the terms that may be attached, or referred to in such PO, does not apply to these services.

This report has been based on information contained in DP (2020) only and is therefore subject to the scope and limitations associated with DP (2020) which comprised a non-destructive, non-intrusive HAZMAT assessment. A destructive / intrusive HAZMAT assessment, that includes (but is not limited to) further consideration of previously inaccessible areas, is recommended to help ensure regulatory compliance and that, as far as reasonably practicable, all relevant HAZMAT have been identified.

This report is provided for the exclusive use of FKG Group Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents. This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

While work is undertaken in a professional manner the nature of HAZMAT, and the limitations of the method(s) used, mean that DP cannot guarantee that all HAZMAT or issues of concern have been identified or addressed in this report.

DP personnel are not experienced, licenced or accredited quantity surveyors. Any quantities quoted in this report are provided for general guidance only and should not be relied upon. The services of a licenced quantity surveyor should be engaged in order to determine reliable quantities.

The recommendations and conclusions contained in this report shall not abrogate a person of their responsibility to work in accordance with statutory requirements, codes of practice, standards, guidelines, safety data sheets, work instructions or industry best practice.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

Douglas Partners Pty Ltd

Appendix A

About This Report

Site and Building Layout Plans

General Arrangement Plan - Building B Refurbishment Level 1 Plan

About this Report

Douglas Partners

Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

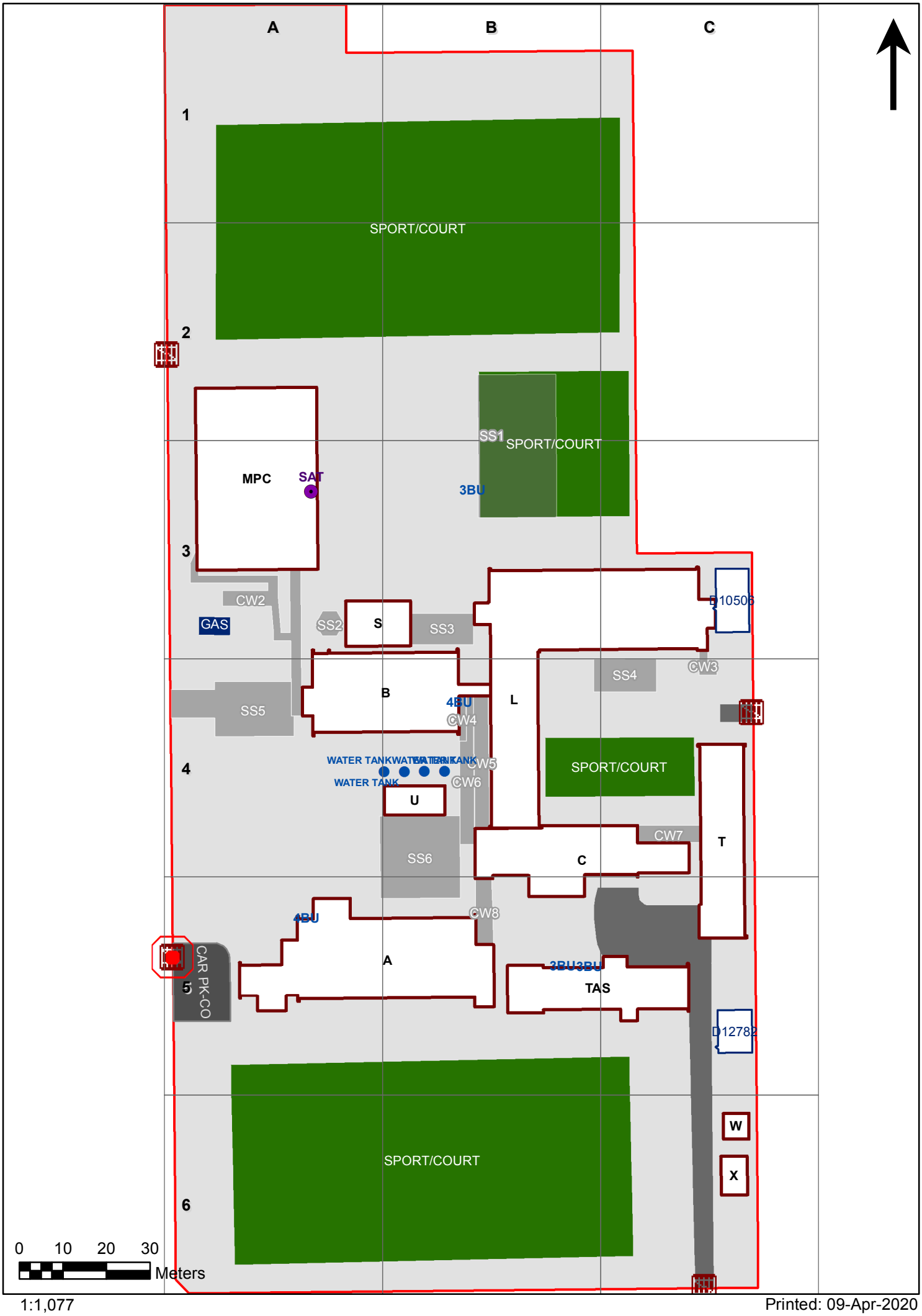
Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

8364 - Hastings Secondary College Port Macquarie Campus

Site Plan (12844)



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Printed: 09-Apr-2020

fjmtstudio

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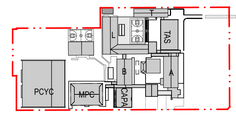
General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend



rev	date	name	by	chk
01	14/12/21	For Information	SJP	

Hastings Schools Port Macquarie
Hastings Secondary College
Port Macquarie NSW 2444

General Arrangement Plans
General Arrangement Plan - Building B Refurbishment Level 1 Plan

Scale
1:100 @ A1

Project Code
HSPM

First Issued
21/08/2020

Sheet No.
B-20002

Rev
01

8364 - Hastings Secondary College Port Macquarie Campus

Art/Music (B00B) - Ground Floor (Room Function)

0 3.5 7 10.5

Meters

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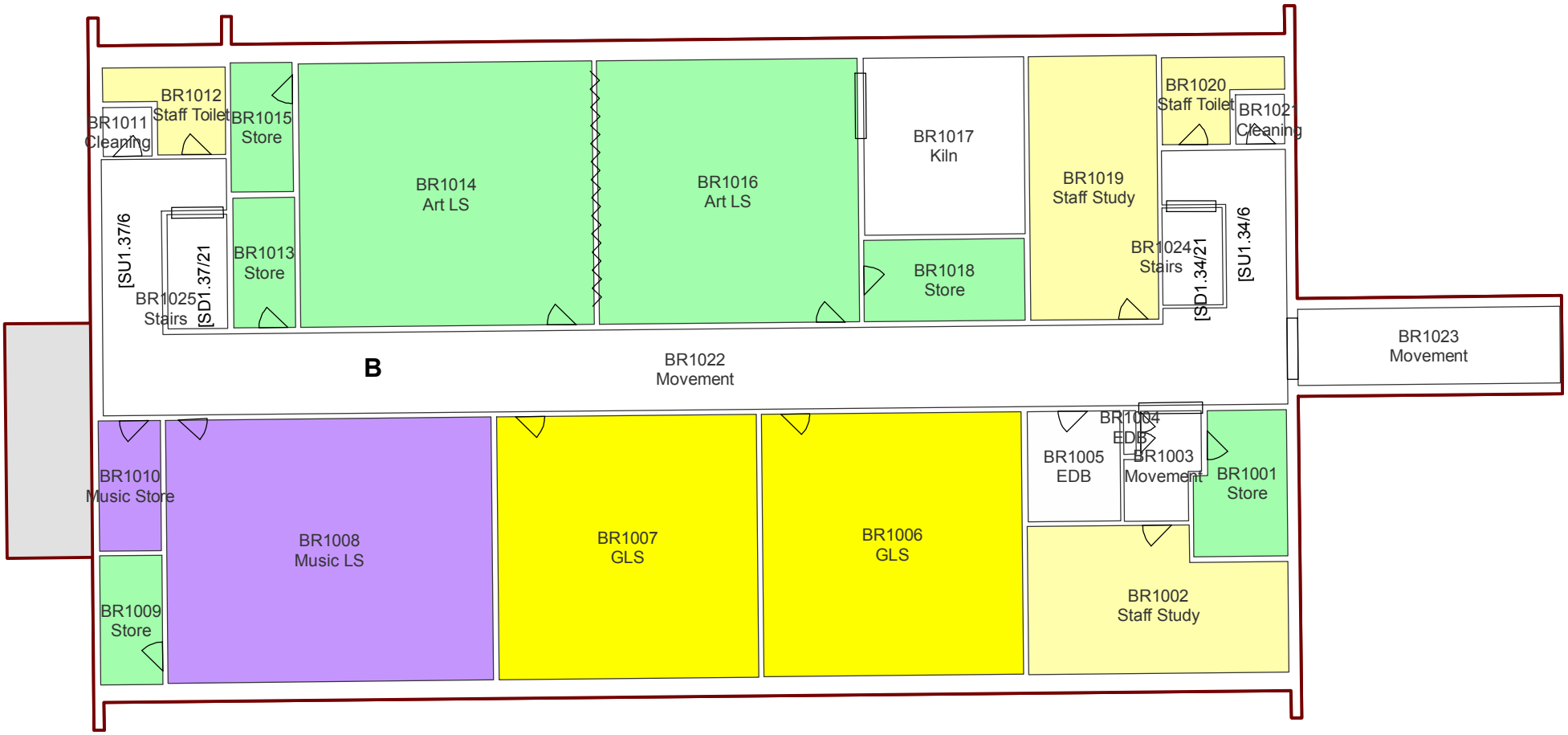
Printed: 14-Jul-2018

8364 - Hastings Secondary College Port Macquarie Campus

Art/Music (B00B) - 1st Floor (Room Function)



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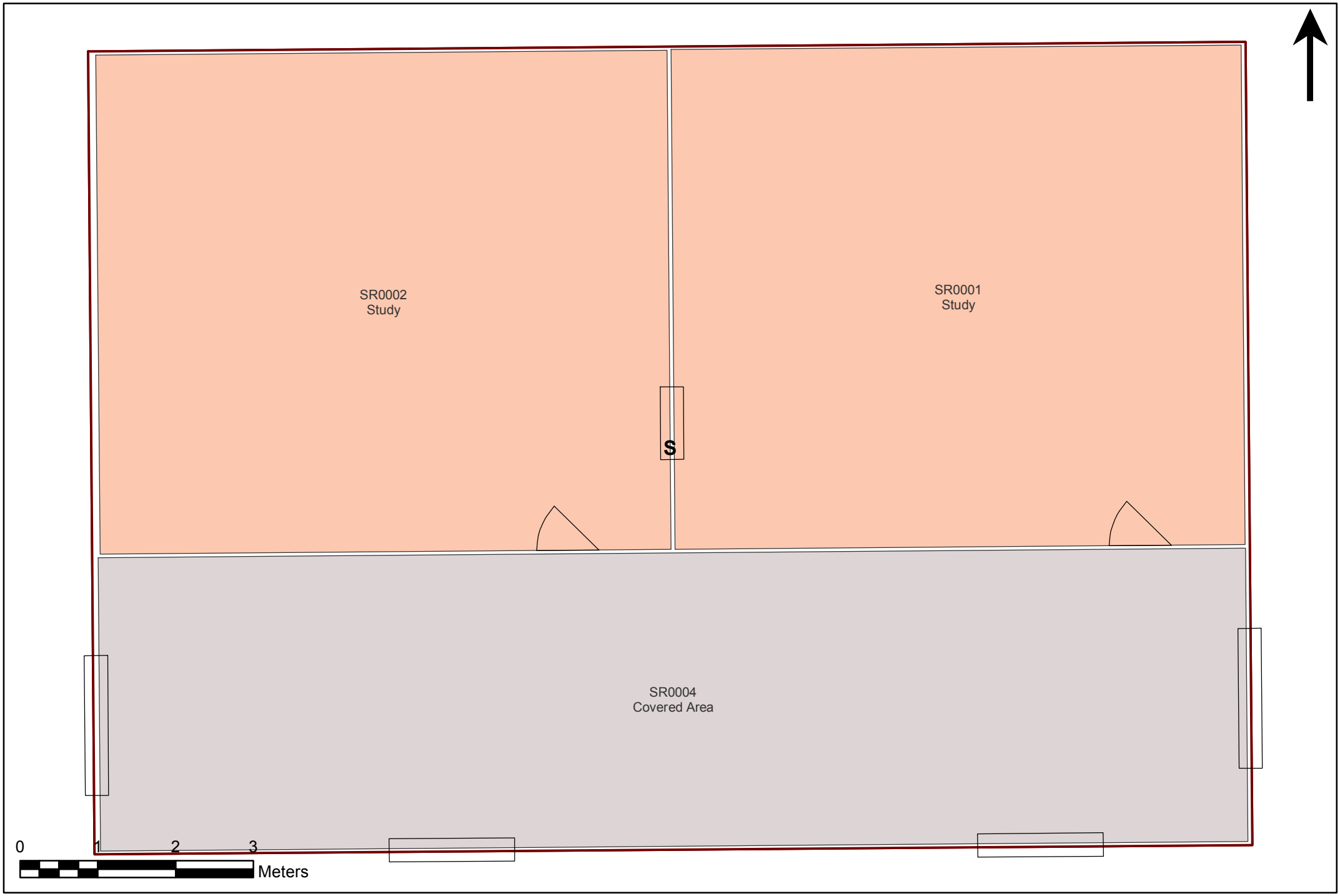
Printed: 14-Jul-2018

8364 - Hastings Secondary College Port Macquarie Campus

Pupil Facilities (B00S) - Ground Floor (Room Function)



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Printed: 14-Jul-2018

Appendix B

B00B - Register and Plates from DP (2020)

Douglas Partners
Geotechnics · Environment · Groundwater

DP Project No: 89754.01
Hazardous Building Materials (HBM) Register
Hastings Secondary College, Port Macquarie Campus

						Asbestos Risk Assessment									
Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority	Photo No.	Summary Comment/Recommendation
B00B	BR0019	ceiling	fibre cement sheet	not provided in DoE asbestos register	**asbestos detected by analysis**	1	1	2	1	2	1	8	Low	1	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR0020 / BR1023	eaves	assumed fibre cement sheeting	N/A	**asbestos (assumed)**	1	1	1	0	1	0	4	Low	2	Inaccessible area/material (height) - hazardous material(s) assumed present as a precaution. Confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00B	BR1004	electrical panel	resinous board	not provided in DoE asbestos register	**asbestos (assumed)**	0	1	1	1	1	1	5	Low	N/A	Inaccessible area/material (keys) - hazardous material(s) assumed present as a precaution. Confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00B	BR1012	ceiling	fibre cement sheet	not provided in DoE asbestos register	**asbestos detected by analysis**	1	1	2	2	2	1	9	Low	N/A	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR1020	ceiling	fibre cement sheeting	not provided in DoE asbestos register	**asbestos detected by analysis**	1	1	2	2	2	1	9	Low	3	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	exterior	eave linings generally	fibre cement sheeting	not provided in DoE asbestos register	**asbestos detected by analysis**	1	1	1	0	1	0	4	Low	4	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	exterior	northern façade, typical concrete paving, expansion gap	bitumastic	B00B-EXT-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	exterior	northern facade, to end of window frames	glazing putty	B00B-EXT-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	exterior	southern façade, typical concrete paving, expansion gap	bitumastic	B00B-EXT-A03	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	exterior	northern façade, expansion gap at base of brick wall	bitumastic	B00B-EXT-A04	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	exterior	southeast corner, wheelchair ramp, floor	fibre cement board	N/A	non asbestos (assumed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0001	ceiling	vermiculite	BR0001-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0002	ceiling	vermiculite	BR0002-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0002	between window frame and terrazzo sill	putty	BR0002-A02	**asbestos detected by analysis**	1	2	2	1	2	1	9	Low	similar to 5	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR0003	ceiling	vermiculite	BR0003-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.

Douglas Partners
Geotechnics · Environment · Groundwater

DP Project No: 89754.01
Hazardous Building Materials (HBM) Register
Hastings Secondary College, Port Macquarie Campus

						Asbestos Risk Assessment									
Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority	Photo No.	Summary Comment/Recommendation
B00B	BR0003	window frame	glazing putty	BR0003-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0004	ceiling	vermiculite	BR0004-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0004	teacher's desk	moulded sink	refer BR0012-A05	**SMF (assumed)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR0004	gas and water main cupboard	internal material(s)	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR0005	ceiling	vermiculite	BR0005-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0005	base of sink	bituminous lining	BR0005-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0006	ceiling	vermiculite	BR0006-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0008	interior of room	materials in general	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR0009	north and west wall, enclosed building boxes	internal material(s)	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7	Inaccessible area/material (requires intrusive inspection) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR0011	hot water unit	internal insulation	N/A	**SMF (assumed)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR0012	north wall, enclosed T-shape building box	internal material(s)	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8	Inaccessible area/material (requires intrusive inspection) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR0012	ceiling	vermiculite	BR0012-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0012	window frame	glazing putty	BR0012-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0012	window sill, between terrazzo panels	putty	BR0012-A03	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0012	windows, between window frame and terrazzo panels	putty	BR0012-A04	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0012	teacher's desk	moulded sink	BR0012-A05	no asbestos detected by analysis, **SMF detected**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR0013	interior of room	materials in general	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR0013	ceiling	vermiculite	refer BR0012-A01	non asbestos (assumed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - assumed non-asbestos based on DoE asbestos register and analysis results for vermiculite samples obtained elsewhere in this building. Consider confirmatory sampling and analysis prior to disturbance.

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DP Project No: 89754.01
Hazardous Building Materials (HBM) Register
Hastings Secondary College, Port Macquarie Campus

						Asbestos Risk Assessment									
Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority	Photo No.	Summary Comment/Recommendation
B00B	BR0014	interior of room	materials in general	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR0014	ceiling	vermiculite	refer BR0012-A01	non asbestos (assumed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - assumed non-asbestos based on DoE asbestos register and analysis results for vermiculite samples obtained elsewhere in this building. Consider confirmatory sampling and analysis prior to disturbance.
B00B	BR0015	interior of room	materials in general	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR0015	electrical panel	resinous board	not provided in DoE asbestos register	**asbestos (assumed)**	0	1	2	2	1	1	7	Low	N/A	Inaccessible area/material (keys) - Material assumed remain present based on DoE asbestos register. Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR0015	wall linings	fibre cement sheet	not provided in DoE asbestos register	**asbestos detected by analysis**	1	2	2	2	1	1	9	Low	N/A	Inaccessible area/material (keys) - Material assumed remain present based on DoE asbestos register. Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR0017	interior of room	materials in general	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR0018	ceiling	vermiculite	BR0018-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0019	door frame	glazing putty	BR0019-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0019	aluminium door frame, between frame and wall	putty	refer BR0020-A01	non asbestos (assumed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0019	portion of infill panels (type1)	fibre cement	BR0019-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	refer 10	Proceed with caution due to use of mixed construction materials. Refer sample BR0019-A04 (asbestos detected by analysis).
B00B	BR0019	portion of infill panels (type 2)	fibre cement	BR0019-A03	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	refer 10	Proceed with caution due to use of mixed construction materials. Refer sample BR0019-A04 (asbestos detected by analysis).
B00B	BR0019	portion of infill panels (type 3)	fibre cement	BR0019-A04	**asbestos detected by analysis**	1	1	1	2	2	0	7	Low	10	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR0020	aluminium door frame, between frame and wall	sealant	BR0020-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR0020 / BR1023	exterior brick wall, expansion gap	grey putty	BR0020-A02	**asbestos detected by analysis**	0	3	2	2	2	0	9	Low	11	Remove any loose material/debris and consider sealing in-situ material in place. Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR1001	floor, below carpet	green/grey vinyl tiles with hessian reinforcement and fibrous backing (assumed)	refer BR1003-A01	non asbestos (assumed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (due storage and furnishings) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1002	window frame	glazing putty	BR1002-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.

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DP Project No: 89754.01
Hazardous Building Materials (HBM) Register
Hastings Secondary College, Port Macquarie Campus

						Asbestos Risk Assessment									
Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority	Photo No.	Summary Comment/Recommendation
B00B	BR1002	building box adjacent to sink	internal material(s)	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (requires intrusive inspection) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1002	underside of sink	bituminous lining	BR1002-A01	**asbestos detected by analysis**	1	1	2	2	2	1	9	Low	12	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR1002	floor, below carpet	green/grey vinyl tiles with hessian reinforcement and fibrous backing	refer BR1003-A01	non asbestos (assumed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1002	boiling water unit	internal insulation	N/A	**SMF (assumed)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR1003	floor, below carpet	green/grey vinyl tiles with hessian reinforcement and fibrous backing	BR1003-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1004	interior of room	materials in general	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1004	floor	vinyl tiles	not provided in DoE asbestos register	non asbestos (assumed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1005	interior of room	materials in general	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1006	floor, below carpet	green/grey vinyl tiles with hessian reinforcement and fibrous backing	BR1006-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1006	window sill, between terrazzo panels	pointing	BR1006-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1006	window, between window frame and sill	pointing	BR1006-A03	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1007	floor, below carpet	green/grey vinyl tiles with hessian reinforcement and fibrous backing	BR1007-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1008	floor, below carpet	green/grey vinyl tiles with hessian reinforcement and fibrous backing	BR1008-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1008	window frame	grey/white glazing putty	BR1008-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1008	window frame	pink glazing putty	BR1008-A03	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1008	eastern wall, below pin board	wall	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (requires intrusive inspection) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1010	interior of room	materials in general	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance

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Hazardous Building Materials (HBM) Register
Hastings Secondary College, Port Macquarie Campus

						Asbestos Risk Assessment									
Building	Room / Area	Material Location	Material Type	Sample No.	Material Status	Friability	Condition	Treatment	Accessibility	Activity	Ventilation	Risk Score	Action Priority	Photo No.	Summary Comment/Recommendation
B00B	BR1011	ceiling	fibre cement sheet	refer BR1021-A01	**asbestos (assumed)**	1	1	2	2	1	1	8	Low	N/A	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR1011	building box	internal material(s)	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (requires intrusive inspection) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1012	building boxes (x2)	internal material(s)	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (requires intrusive inspection) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1013	interior of room	materials in general	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1014	floor	blue vinyl sheeting	refer BR1016-A01	non asbestos (assumed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1014	north wall, red building box	internal material(s)	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13	Inaccessible area/material (requires intrusive inspection) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1015	southwest corner, building box	internal material(s)	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14	Inaccessible area/material (requires intrusive inspection) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1016	floor	blue vinyl sheeting	BR1016-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1016	south wall, building box	internal material(s)	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (requires intrusive inspection) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1016	north, storm water pipe	fibre cement pipe (3m)	not provided in DoE asbestos register	**asbestos detected by analysis**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Material reported in DoE asbestos register but not identified during this inspection. Proceed with caution.
B00B	BR1017	green kiln	insulation	BR1017-A01	no asbestos detected by analysis, **SMF detected**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR1017	grey kiln	insulation	BR1017-A02	no asbestos detected by analysis, **SMF detected**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR1018	interior of room	materials in general	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (keys) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1019	ceiling	vermiculite	BR1019-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1019	floor, below carpet	green/grey vinyl tiles with hessian reinforcement and fibrous backing	refer BR1006-A01	non asbestos (assumed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1019	boiling water unit	internal insulation	N/A	**SMF (assumed)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR1020	toilet, building boxes (x2)	internal material(s)	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (requires intrusive inspection) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance
B00B	BR1021	building box	internal material(s)	N/A	unknown	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material (requires intrusive inspection) - Confirm status of hazardous material(s) when safe access available and prior to any disturbance

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Building	**Room / Area**	**Material Location**	**Material Type**	**Sample No.**	**Material Status**	**Friability**	**Condition**	**Treatment**	**Accessibility**	**Activity**	**Ventilation**	**Risk Score**	**Action Priority**	**Photo No.**	**Summary Comment/Recommendation**
B00B	BR1021	ceiling	fibre cement sheeting	BR1021-A01	**asbestos detected by analysis**	1	1	2	2	1	1	8	Low	16	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR1021	top of ceiling	minor fibre cement sheeting debris	refer BR1021-A01	**asbestos (assumed)**	1	3	2	1	1	2	10	Moderate	17	Restrict access. Persons entering the area should undertake a risk assessment and implement suitable controls to prevent exposure. Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR1022	floor, below carpet	vinyl tile	BR1022-A01 & A02	**asbestos detected by analysis**	1	1	1	1	2	1	7	Low	18	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR1023	typical window frame	glazing putty	BR1023-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1023	north end, door frame	glazing putty	BR1023-A02	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No asbestos/hazardous material identified.
B00B	BR1023	floor below vinyl sheeting	possible vinyl tile	not provided in DoE asbestos register	**asbestos detected by analysis**	1	1	1	1	2	1	7	Low	19	Inaccessible area/material (below vinyl sheeting) - hazardous material(s) assumed present as a precaution. Confirm status of hazardous material(s) when safe access available and prior to any disturbance.

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Building	**Room / Area**	**Material Location**	**Material Type**	**Sample No.**	**Material Status**	**Friability**	**Condition**	**Treatment**	**Accessibility**	**Activity**	**Ventilation**	**Risk Score**	**Action Priority**	**Photo No.**	**Summary Comment/Recommendation**
B00B	subfloor	ground surface	fibre cement fragment(s)	B00B-SF-A01	**asbestos detected by analysis**	1	3	3	1	0	2	10	Moderate	20	Restrict access. Persons entering the area should undertake a risk assessment and implement suitable controls to prevent exposure. Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	building subfloor	throughout	materials in general	N/A	access limited	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	21	Caution is advised due to limited access available throughout building subfloor (due services and clearance in cavity) and presence of substantial construction/demolition waste. Asbestos may be present in various forms such as fibre cement debris and fibre cement packing materials. Confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00B	building in general	brick walls, expansion gap(s)	putty	refer BR0020-A02	**asbestos (assumed)**	0	3	2	2	2	0	9	Low	similar 11	Remove any loose material/debris and consider sealing in-situ material in place. Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	building in general	interior, between window frames and terrazzo sill	putty	refer BR0002-A02	**may contain asbestos**	1	2	2	1	2	1	9	Low	similar 5	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR0002	exterior door frame	white/cream, paint	spot test 1 and BR0002-LP01	non-lead paint (≤0.1% lead w/w)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Sample analysis did not indicate lead paint as defined under AS4361.2 - 2017. Notwithstanding this, caution is advised due to the limitations associated with paint sampling and due to spot-testing indicating the potential presence of lead.
B00B	BR0002	south wall	white/cream, paint	spot test 2 and BR0002-LP02	**lead paint (>0.1% lead w/w)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Areas of damaged/flaking lead paint and any associated debris should be removed and the building surfaces adequately sealed (e.g. overpainted) by a suitably qualified and experienced contractor. Avoid disturbance and implement controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition). Waste contaminated with lead (including lead paint waste) from educational institutions is pre-classified as general solid waste (non-putrescible) under the NSW EPA Waste Classification Guidelines.
B00B	BR1022	eastern stairwell, ceiling	white/cream paint	spot test 3	negative for lead	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No hazardous material identified.
B00B	BR1022	eastern stairwell, handrail	white paint	spot test 4	negative for lead	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No hazardous material identified.
B00B	BR0004	north wall	blue and underlying white paint	spot test 5	negative for lead	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No hazardous material identified.
B00B	BR0005	south wall	cream and underlying white paint	spot test 6	negative for lead	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No hazardous material identified.
B00B	BR1012	north wall	cream and underlying white paint	spot test 7	negative for lead	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No hazardous material identified.

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Building	**Room / Area**	**Material Location**	**Material Type**	**Sample No.**	**Material Status**	**Friability**	**Condition**	**Treatment**	**Accessibility**	**Activity**	**Ventilation**	**Risk Score**	**Action Priority**	**Photo No.**	**Summary Comment/Recommendation**
B00B	BR1025	eastern side, concrete	cream and underlying white paint	spot test 8	**positive for lead**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Areas of damaged/flaking lead paint and any associated debris should be removed and the building surfaces adequately sealed (e.g. overpainted) by a suitably qualified and experienced contractor. Avoid disturbance and implement controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition). Waste contaminated with lead (including lead paint waste) from educational institutions is pre-classified as general solid waste (non-putrescible) under the NSW EPA Waste Classification Guidelines.
B00B	BR1025	handrail	white paint	spot test 9	negative for lead	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No hazardous material identified.
B00B	BR1014	doorframe	underlying white/cream paints	spot test 10	**positive for lead**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Areas of damaged/flaking lead paint and any associated debris should be removed and the building surfaces adequately sealed (e.g. overpainted) by a suitably qualified and experienced contractor. Avoid disturbance and implement controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition). Waste contaminated with lead (including lead paint waste) from educational institutions is pre-classified as general solid waste (non-putrescible) under the NSW EPA Waste Classification Guidelines.
B00B	BR1016	north wall	cream paint	spot test 11	negative for lead	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No hazardous material identified.
B00B	BR1007	south wall	white and underlying grey paint	spot test 12	negative for lead	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No hazardous material identified.
B00B	exterior	northern façade, notice board	cream and underlying white paint	spot test 13 and B00B-EXT-LP01	**lead paint (>0.1% lead w/w)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	22	Areas of damaged/flaking lead paint and any associated debris should be removed and the building surfaces adequately sealed (e.g. overpainted) by a suitably qualified and experienced contractor. Avoid disturbance and implement controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition). Waste contaminated with lead (including lead paint waste) from educational institutions is pre-classified as general solid waste (non-putrescible) under the NSW EPA Waste Classification Guidelines.

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Building	**Room / Area**	**Material Location**	**Material Type**	**Sample No.**	**Material Status**	**Friability**	**Condition**	**Treatment**	**Accessibility**	**Activity**	**Ventilation**	**Risk Score**	**Action Priority**	**Photo No.**	**Summary Comment/Recommendation**
B00B	exterior	northern façade, timber seating	green and underlying cream paint	spot test 14 and B00B-EXT-LP02	**lead paint (>0.1% lead w/w)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	23	Areas of damaged/flaking lead paint and any associated debris should be removed and the building surfaces adequately sealed (e.g. overpainted) by a suitably qualified and experienced contractor. Avoid disturbance and implement controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition). Waste contaminated with lead (including lead paint waste) from educational institutions is pre-classified as general solid waste (non-putrescible) under the NSW EPA Waste Classification Guidelines.
B00B	exterior	northern façade, concrete slab	cream paint	spot test 15	negative for lead	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No hazardous material identified.
B00B	exterior	western façade, covered walkway, timber post	green paint	spot test 16	negative for lead	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No hazardous material identified.
B00B	rooms and areas in general	materials in general	paints	refer B00B-EXT-LP01, B00B-EXT- LP02 and BR0002-LP02	**may comprise lead paint (>0.1% lead w/w)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	refer 22, 23	Areas of damaged/flaking lead paint and any associated debris should be removed and the building surfaces adequately sealed (e.g. overpainted) by a suitably qualified and experienced contractor. Avoid disturbance and implement controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition). Waste contaminated with lead (including lead paint waste) from educational institutions is pre-classified as general solid waste (non-putrescible) under the NSW EPA Waste Classification Guidelines.
B00B	rooms and areas in general	fluorescent light fittings in general, capacitors	insulating oil	N/A	**PCB (assumed)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	24	Inaccessible area/material - hazardous material(s)assumed present as a precaution. Confirm status of hazardous material(s) when safe access available and prior to any disturbance. Remove PCB containing capacitors prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	BR0021	ceiling cavity	settled dust/debris	BR0021-LD01	**elevated lead (≥0.5 mg/m2)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Ensure access to building cavity is adequately restricted and entry is only made under controlled conditions. Remove contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition work). Classify material(s) for disposal, when required, in accordance with the NSW EPA Waste Classification Guidelines.

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Building	**Room / Area**	**Material Location**	**Material Type**	**Sample No.**	**Material Status**	**Friability**	**Condition**	**Treatment**	**Accessibility**	**Activity**	**Ventilation**	**Risk Score**	**Action Priority**	**Photo No.**	**Summary Comment/Recommendation**
B00B	BR1011	ceiling cavity	settled dust/debris	BR1011-LD01	**elevated lead (≥0.5 mg/m2)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Ensure access to building cavity is adequately restricted and entry is only made under controlled conditions. Remove contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition work). Classify material(s) for disposal, when required, in accordance with the NSW EPA Waste Classification Guidelines.
B00B	throughout	ceiling cavities in general	settled dust/debris	refer BR1011-LD01 and BR0021-LD01	**elevated lead (assumed)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Ensure access to building cavity is adequately restricted and entry is only made under controlled conditions. Remove contamination if reasonably practicable to do so and prior to any substantive disturbance. Implement appropriate controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition work). Classify material(s) for disposal, when required, in accordance with the NSW EPA Waste Classification Guidelines.
B00B	rooms and areas in general	ceiling cavity	insulation materials (e.g. to roof and top of ceiling including perforated ceiling tiles)	N/A	**SMF (assumed)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material - hazardous material(s)assumed present as a precaution. Confirm status of hazardous material(s) when safe access available and prior to any disturbance. Remove SMF prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	rooms and areas in general	sheeted and framed walls	insulation materials	N/A	**SMF (assumed)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material - hazardous material(s)assumed present as a precaution. Confirm status of hazardous material(s) when safe access available and prior to any disturbance. Remove SMF prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00B	exterior	northern façade, notice board	flashing	spot test 17	**positive for lead**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work). Classify material(s) for disposal, when required, in accordance with the NSW EPA Waste Classification Guidelines.
B00B	rooms and areas in general	throughout	flashing (where present)	refer spot test 17	**lead (assumed)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	similar 25	Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work). Classify material(s) for disposal, when required, in accordance with the NSW EPA Waste Classification Guidelines.

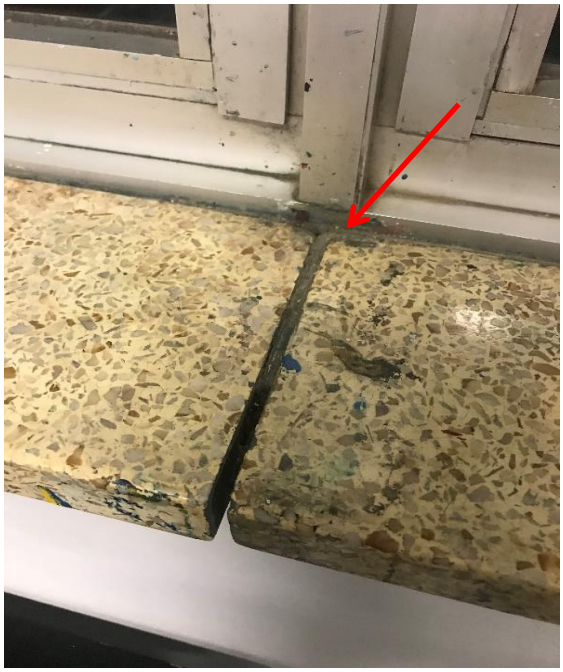
Photograph 1: B00B, BR0019, ceiling, fibre cement sheet, asbestos detected by analysis.

Photograph 2: B00B, BR0020 / BR1023, eaves, assumed fibre cement sheeting, asbestos (assumed).

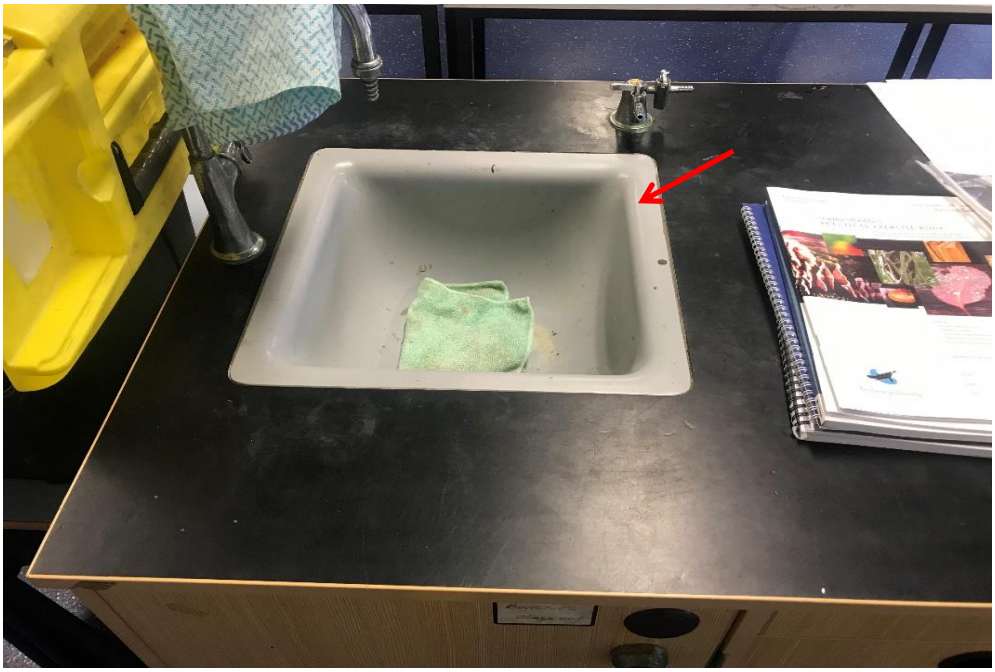
Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Hazardous Building Materials (HBM) Register** **Hastings Secondary College, Port Macquarie Campus**	PROJECT: 89754.01 PLATE No: 1 REV: A
	CLIENT: NSW Department of Education	DATE: Mar-20

Photograph 3: B00B, BR1020, ceiling, fibre cement sheeting, asbestos detected by analysis.

Photograph 4: B00B, exterior, eave linings generally, fibre cement sheeting, asbestos detected by analysis.



Photograph 5: Photograph shown is similar to B00B, BR0002, between window frame and terrazzo sill, putty, asbestos detected by analysis.



Photograph 6: B00B, BR0004, teacher's desk, moulded sink, SMF (assumed).

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Hazardous Building Materials (HBM) Register** **Hastings Secondary College, Port Macquarie Campus**	PROJECT: 89754.01 PLATE No: 3 REV: A
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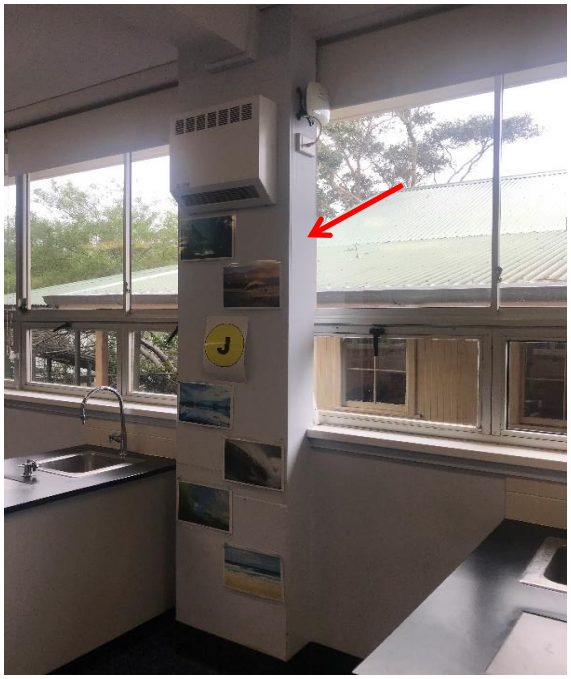

Photograph 7: B00B, BR0009, north and west wall, enclosed building boxes, internal material(s), unknown.

Photograph 8: B00B, BR0012, north wall, enclosed T-shape building box, internal material(s), unknown.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Hazardous Building Materials (HBM) Register** **Hastings Secondary College, Port Macquarie Campus**	PROJECT: 89754.01 PLATE No: 4 REV: A
	CLIENT: NSW Department of Education	DATE: Mar-20

Photograph 9: B00B, BR0012, teacher's desk, moulded sink, no asbestos detected by analysis, SMF detected.

Photograph 10: B00B, BR0019, portion of infill panels (type 3), fibre cement, asbestos detected by analysis.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Hazardous Building Materials (HBM) Register** **Hastings Secondary College, Port Macquarie Campus**	PROJECT: 89754.01 PLATE No: 5 REV: A
	CLIENT: NSW Department of Education	DATE: Mar-20

Photograph 11: B00B, BR0020 / BR1023, exterior brick wall, expansion gap, grey putty, asbestos detected by analysis.

Photograph 12: B00B, BR1002, underside of sink, bituminous lining, asbestos detected by analysis.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Hazardous Building Materials (HBM) Register** **Hastings Secondary College, Port Macquarie Campus**	PROJECT: 89754.01 PLATE No: 6 REV: A
	CLIENT: NSW Department of Education	DATE: Mar-20

Photograph 13: B00B, BR1014, north wall, red building box, internal material(s), unknown.

Photograph 14: B00B, BR1015, southwest corner, building box, internal material(s), unknown.

Photograph 15: B00B, BR1017, green and grey kilns, insulation, no asbestos detected by analysis, SMF detected.

Photograph 16: B00B, BR1021, ceiling, fibre cement sheeting, asbestos detected by analysis.

Photograph 17: B00B, BR1021, top of ceiling, minor fibre cement sheeting debris, asbestos (assumed).

Photograph 18: B00B, BR1022, floor, below carpet, vinyl tile, asbestos detected by analysis.

Photograph 19: B00B, BR1023, floor below vinyl sheeting, possible vinyl tile containing asbestos, limited access for inspection.

Photograph 20: B00B, subfloor, ground surface, fibre cement fragment(s), asbestos detected by analysis.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Hazardous Building Materials (HBM) Register** **Hastings Secondary College, Port Macquarie Campus**	PROJECT: 89754.01 PLATE No: 10 REV: A
	CLIENT: NSW Department of Education	DATE: Mar-20

Photograph 21: B00B, building subfloor, throughout, materials in general, access limited.

Photograph 22: B00B, exterior, northern façade, notice board, cream and underlying white paint, lead paint (>0.1% lead w/w).

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Hazardous Building Materials (HBM) Register** **Hastings Secondary College, Port Macquarie Campus**	PROJECT: 89754.01 PLATE No: 11 REV: A
	CLIENT: NSW Department of Education	DATE: Mar-20

Photograph 23: B00B, exterior, northern façade, timber seating, green and underlying cream paint, lead paint (>0.1% lead w/w).

Photograph 24: B00B, rooms and areas in general, fluorescent light fittings in general, capacitors, insulating oil, PCB (assumed).

Photograph 25: B00B, exterior, northern façade, notice board, flashing, positive for lead.

Appendix C

B00S - Register and Plates from DP (2020)

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DP Project No: 89754.01
Hazardous Building Materials (HBM) Register
Hastings Secondary College, Port Macquarie Campus

						Asbestos Risk Assessment									
Building	**Room / Area**	**Material Location**	**Material Type**	**Sample No.**	**Material Status**	**Friability**	**Condition**	**Treatment**	**Accessibility**	**Activity**	**Ventilation**	**Risk Score**	**Action Priority**	**Photo No.**	**Summary Comment/Recommendation**
B00S	exterior	eave linings	fibre cement	not provided in DoE asbestos register	**asbestos detected by analysis**	1	2	2	1	2	0	8	Low	N/A	Inaccessible due to current building/construction works which may include removal of eave linings. Material assumed to remain present as a precaution. Reinspect condition on a regular basis. Remove material prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00S	subfloor	packing to accessible brick pier	fibre cement	SR0002-EXT-A01	no asbestos detected by analysis	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	No asbestos/hazardous materials identified.
B00S	subfloor	packing to brick piers generally	fibre cement	N/A	**may contain asbestos**	1	3	2	1	0	2	9	Low	similar 1	Inaccessible area/material - hazardous material(s)assumed present as a precaution. Confirm status of hazardous material(s) when safe access available and prior to any disturbance.
B00S	SR0002	walls throughout	undercoat paints	spot test 1	**positive for lead**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	Areas of damaged/flaking lead paint and any associated debris should be removed and the building surfaces adequately sealed (e.g. overpainted) by a suitably qualified and experienced contractor. Avoid disturbance and implement controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition). Waste contaminated with lead (including lead paint waste) from educational institutions is pre-classified as general solid waste (non-putrescible) under the NSW EPA Waste Classification Guidelines.
B00S	exterior	walls	white paint	spot test 2	**positive for lead**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Areas of damaged/flaking lead paint and any associated debris should be removed and the building surfaces adequately sealed (e.g. overpainted) by a suitably qualified and experienced contractor. Avoid disturbance and implement controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition). Waste contaminated with lead (including lead paint waste) from educational institutions is pre-classified as general solid waste (non-putrescible) under the NSW EPA Waste Classification Guidelines.
B00S	rooms and areas in general	materials in general	paints	refer spot test 1 and 2	**may comprise lead paint (>0.1% lead w/w)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Areas of damaged/flaking lead paint and any associated debris should be removed and the building surfaces adequately sealed (e.g. overpainted) by a suitably qualified and experienced contractor. Avoid disturbance and implement controls to prevent exposure and dispersal during building work (e.g. maintenance, refurbishment and demolition). Waste contaminated with lead (including lead paint waste) from educational institutions is pre-classified as general solid waste (non-putrescible) under the NSW EPA Waste Classification Guidelines.

DP Project No: 89754.01
Hazardous Building Materials (HBM) Register
Hastings Secondary College, Port Macquarie Campus

						Asbestos Risk Assessment									
Building	**Room / Area**	**Material Location**	**Material Type**	**Sample No.**	**Material Status**	**Friability**	**Condition**	**Treatment**	**Accessibility**	**Activity**	**Ventilation**	**Risk Score**	**Action Priority**	**Photo No.**	**Summary Comment/Recommendation**
B00S	rooms and areas in general	fluorescent light fittings in general, capacitors	insulating oil	N/A	**PCB (assumed)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material - hazardous material(s)assumed present as a precaution. Confirm status of hazardous material(s) when safe access available and prior to any disturbance. Remove PCB containing capacitors prior to any significant disturbance (e.g. renovation, demolition or maintenance work).
B00S	rooms and areas in general	sheeted and framed walls	possible insulation materials	N/A	**SMF (assumed)**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inaccessible area/material - hazardous material(s)assumed present as a precaution. Confirm status of hazardous material(s) when safe access available and prior to any disturbance. Remove SMF prior to any significant disturbance (e.g. renovation, demolition or maintenance work).

Photograph 1: B00S, subfloor, packing to accessible brick pier, fibre cement, no asbestos detected by analysis.

Photograph 2: B00S, SR0002, walls throughout, undercoat paints, positive for lead.

Douglas Partners Geotechnics / Environment / Groundwater	**Site Photographs** **Hazardous Building Materials (HBM) Register** **Hastings Secondary College, Port Macquarie Campus**	PROJECT: 89754.01 PLATE No: 1 REV: A
	CLIENT: NSW Department of Education	DATE: Mar-20