



**Proposed Residential Flat Building Development at 61-65 Lucas Avenue, 36 McKay Avenue and 31 Harvey Avenue, Moorebank NSW 2170**

**ACM Inspection, ARCP, Waste Management**

**Conducted and prepared by Jim's Asbestos Removal for A&K Engineering Group**

**Lic: AD212410**

**26/03/19**

**Class B (Non-Friable) License Number - AD212410**

**License held by Labour Trader Pty Ltd trading as Jim's Asbestos Removal**

**Date - 26/03/2019**

**Address of site – 61-65 Lucas Avenue, 36 McKay Avenue and 31 Harvey Avenue, Moorebank NSW 2170**

**Principal Contractor – A&K Engineering Group**

**Nominated Supervisor –**

A handwritten signature in black ink, appearing to read 'Bahjat Assaf', written over a horizontal line.

**Bahjat Assaf**

**EMAIL – [canterbury@jimsasbestosremoval.com.au](mailto:canterbury@jimsasbestosremoval.com.au)**

**PHONE - 0403 501 507**



61 Lucas Ave, Moorebank 2170

Location of suspected ACM	Class	Condition
• Eave lining	B (non friable)	Good
• Bathroom walls	B (non friable)	Good
• Toilet walls	B (non friable)	Good
• Laundry walls	B (non friable)	Good
• Kitchen splash back	B (non friable)	Good
• Garage ceiling	B (non friable)	Good
• Garage eave lining	B (non friable)	Good
• Bathroom in garage	B (non friable)	Good



63 Lucas Ave, Moorebank 2170

Location of suspected ACM	Class	Condition
<ul style="list-style-type: none"><li>• Eave lining</li></ul>	B (non friable)	Good
<ul style="list-style-type: none"><li>• All wet areas including kitchen, bathroom, laundry</li></ul>	B (non friable)	Good
<ul style="list-style-type: none"><li>• Garage interior lining</li></ul>	B (non friable)	Good





65 Lucas Ave, Moorebank 2170

Location of suspected ACM	Class	Condition
<ul style="list-style-type: none"><li>• Eave lining</li></ul>	B (non friable)	Good
<ul style="list-style-type: none"><li>• Garage interior lining</li></ul>	B (non friable)	Good
<ul style="list-style-type: none"><li>• Wet areas should be suspected as containing ACM products even though they have been recently renovated</li></ul>	B (non friable)	Good



31 Harvey Ave, Moorebank 2170

Location of suspected ACM	Class	Condition
<ul style="list-style-type: none"><li>Eave lining</li></ul>	B (non friable)	Good
<ul style="list-style-type: none"><li>Detached single garage walls and roof</li></ul>	B (non friable)	Poor
<ul style="list-style-type: none"><li>Wet areas should be suspected as containing ACM products even though they have been recently renovated</li></ul>	B (non friable)	Good
<ul style="list-style-type: none"><li>Garage interior lining</li></ul>	B (non friable)	Good



36 McKay Ave, Moorebank 2170

Location of suspected ACM	Class	Condition
<ul style="list-style-type: none"><li>Eave lining</li></ul>	B (non friable)	Good
<ul style="list-style-type: none"><li>Wet areas should be suspected as containing ACM products even though they have been recently renovated</li></ul>	B (non friable)	Good
<ul style="list-style-type: none"><li>Outdoor laundry/toilet internal sheeting should be suspected as ACM.</li></ul>	B (non friable)	Good

## **Asbestos Removal Control Plan and Waste Management Procedure**

### **Prior to Commencing**

*List of procedures carried out prior to commencing works*

- Supervisor nominated to conduct works until completion of project
- Required employee qualifications available on site and provided to principal contractor
- Principal Contractor to ensure no other contractors scheduled to work in area of proposed removal
- HEPA Vacuum filter checked and filters replaced for ½ face P3 respirators
- Scissor lift safety check to be conducted daily prior to use
- Harnesses to be safety checked daily
- Asbestos Removal License provided to Principal Contractor and available on site
- Emergency rally point and First Aid procedure to be discussed during weekly toolbox meeting, on site

### **Securing Removal Area**

*Approved measures we apply to ensure the safety of persons not involved in removal of asbestos e.g. other contractors, public, etc.*

- Approved caution tape will be used to secure any exiting walkways to ensure no unauthorised personnel enter decontamination area or removal area
- Asbestos Removal in Progress signs are to be placed on both main entrances of work area
- The nominated Supervisor will have the additional responsibility of ensuring no persons enter the removal zone without appropriate PPE and signing of SWMS and/or ARCP
- SWMS to be adjusted in event of change in hazards/conditions
- The nominated Supervisor will have the additional responsibility to ensure that asbestos removalists do not exit the removal zone without prior decontamination
- Other trades recommended to outline our activities and removal areas during their toolbox meetings

### **Personal Protective Equipment**

*A list of protection equipment we will use to ensure our safety and that we are following regulatory standards.*

- Disposable coveralls
- P2 disposable respirators
- P3 ½ face respirators
- Gloves
- Steel capped shoes/boots
- High visibility clothing (when outside removal area)
- Hard hats



## **Management of Asbestos Removal**

*How we intend to remove, control and contain asbestos*

- Doors of building to be closed to prevent unnecessary spread of fibres and unauthorised personnel into removal area
- 200 um plastic to be used as drop sheets to capture any fragments or fibres from asbestos sheets around scissor lift and truck/skip
- Tipper/skip to be lined and secured with 200um plastic prior to removal
- Sheets to be denailed
- Sheets to be handled by two removalists at any time to avoid injury and breakage of sheets
- Asbestos sheets to be sprayed down using water pump/hose to ensure that fibres are controlled if breakage or disturbance occurs
- Full load to be wrapped and duct taped then covered with mesh prior to transporting
- Load to be tipped at Horsley Park Veolia Waste Management Facility
- Tip receipt to be copied and provided to Principal contractor along with EPA Waste Locate consignment number

## **Tools and other equipment**

*A list of tools to be used in the set up, removal and decontamination process. All tools and equipment are regularly cleaned and maintained to adhere to safety standards.*

- Hand tools include, shifter, flat bar, oxy cutter, claw hammer, blade
- Electrical equipment will include HEPA vacuum cleaner which will be tested and tagged along with electrical leads
- Other equipment will be buckets, hose and water pump

## **Encapsulation Method**

We use the approved method of encapsulation – PVA solution mixed with water at a 1:5 ratio and applied using a water sprayer/pump to all remaining structure.

## **Decontamination**

*Methods to ensure decontamination are applied throughout all areas of site, tools & equipment and employees.*

- Disposable PPE to be disposed of as asbestos waste including coveralls, gloves and P2 respirators
- Filters in P3 ½ respirators to be disposed of as asbestos waste and respirator system to be wiped down
- Steel caps to be wet wiped
- Tools to be wet wiped individually
- Buckets and pump to be wet wiped
- HEPA vacuum to be wet wiped and double bagged as per approved method. Vacuum bag and filter to be checked for need to exchange
- Employees to thoroughly wash faces and hands

## RELEVANT LEGISLATION & CODES OF PRACTICE

- WHS Regulation 2017.
- WHS Act 2011.
- Safework Australia Code of Practice: How to Manage and Control Asbestos in the Workplace (2016).
- Safework Australia Code of Practice: How to Safely Remove Asbestos (2016).

## REPORT INCLUSIONS

The purpose of this inspection is to provide a person or entity with advice from a competent person regarding the presence or absence of Asbestos Containing Material (ACM).

A report may be conditional on the following:

- (a) Information provided by the person or entity requesting the report.
- (b) Apparent concealment of possible ACM.
- (c) Any other factor limiting the preparation of the report.

## SCOPE OF INSPECTION

The report shall comprise of visual inspection of the below properties to determine the presence, condition & class of ACM, Asbestos Removal Control Plan & Waste Management Plan

- 61 Lucas Ave, Moorebank 2170
- 63 Lucas Ave, Moorebank 2170
- 65 Lucas Ave, Moorebank 2170
- 31 Harvey Ave, Moorebank 2170
- 36 McKay Ave, Moorebank 2170

The inspection was limited to Readily Accessible Areas of the Building and Site.

The Client shall arrange right of entry, facilitate physical entry and supply necessary information to enable the inspector to undertake the inspection, prepare and issue a report.

The Inspector is not responsible for arranging entry to property or parts of the property, where reasonable access or entry is denied those areas are excluded from and do not form part of the inspection.

The Client is responsible for provision of permissions to take all samples from all sites as reasonably requested by the Inspector. Where permission to take a sample is withheld the Inspector cannot confirm the presence of ACM and therefore its presence must be assumed until disproved.

## EXTENT OF REPORTING

Significant items to be reported are as follows:

- (a) Record the identification of suspected ACM on the site
- (b) Where sampling or air monitoring is undertaken, confirm the presence of ACM and ACD, and record the level of ACM fibres/mL of air present at the time of inspection.
- (c) Provide general advice regarding management options including suggested removal, remediation and monitoring.

Terms on which this report was prepared

## LIMITATIONS

The Client acknowledges:

- 1. That this Report is only a inspection report but is not otherwise a Certificate of Compliance of the property or site within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing in the future.
- 2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
- 3. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible, and unsafe to access or obstructed at the time of inspection.

Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include

- but are not limited to building debris, remnant earth and/or soil, other building materials, stored materials on site, and for partial demolition roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, stored articles/materials, insulation, sarking, pipe/duct work, vegetation, pavements or earth.

Areas within the inspection that had limited access for assessment may also include tiled bathroom & kitchen walls, flooring, concrete slabs, internal plasterboard sheeting.

- 4. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

## SAMPLING

The client provides permission for the removal of samples required to confirm the presence of ACM. This may be in the form of material samples or air sampling. The inspector is not responsible for:

- (a) Securing permissions to take samples

(b) Facilitating suitable access, which may include the creation of a 10 metre exclusion area at the site of each sample

(c) Whilst all care will be taken in the removal of the smallest possible sample, any damage to the sample site or surrounding building material, fittings and fixtures is the responsibility of the client. Repairs and reinstatement of the sample site and any associated costs to make safe are excluded from the inspections service.

(d) Any incidental, accidental or unplanned contamination of the location or inspection site as a result of sampling is the responsibility of the client to rectify.

(e) General rectification and reinstatement of the sample sites.

#### EXCLUSIONS

This Report is not an Asbestos Register or Asbestos Management Plan (as required by WHS Regulations). This is a recommended additional service for all workplaces which is available on request.

Labelling of locations with compliant safety notices (as required by WHS Regulations) is also excluded from this service.

This is a recommended additional service for all workplaces which is available on request.

An estimate of the costs of rectification or management costs is not required in an inspection report.

The cost to rectify or repair locations of sample sites and any resultant damage is excluded from this service and is the responsibility of the client.

#### ADDITIONAL COMMENTS

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

#### PRIVACY

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do however use data collected during inspections for research, commercial, training and educational purposes.



## DEFINITIONS

**Access hole** - (cover) An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.

**Accessible area** - An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

**Appearance defect** - Fault or deviation from the intended appearance of a building element.

**Asbestos** - Asbestos means the asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock forming minerals including the following:

- (a) actinolite asbestos
- (b) grunerite (or amosite) asbestos (brown)
- (c) anthophyllite asbestos
- (d) chrysotile asbestos (white)
- (e) crocidolite asbestos (blue)
- (f) tremolite asbestos
- (g) a mixture that contains 1 or more of the minerals referred to in paragraphs (a) to (f).

**Asbestos Containing Dust or Debris (ACD)** - Asbestos-contaminated dust or debris (ACD) means dust or debris that has settled within a workplace and is, or is assumed to be, contaminated with asbestos.

**Asbestos Containing Material (ACM)** - Asbestos containing material (ACM) means any material or thing that, as part of its design, contains asbestos.

**Asbestos Related Work** - Asbestos-related work means work involving asbestos (other than asbestos removal work) that is permitted under the exceptions set out in regulation 419(3), (4) and (5).

**Asbestos Removal Licence** - Asbestos removal licence means a Class A asbestos removal licence or Class B asbestos removal licence under WHS Regulations Chapter 8.

**Asbestos Removal Work** - Asbestos removal work means:

- (a) work involving the removal of asbestos or ACM or
- (b) in Part 8.10, Class A asbestos removal work or Class B asbestos removal work.

**Asbestos Removalist** - Asbestos removalist means a person conducting a business or undertaking who carries out asbestos removal work.

**Asbestos Waste** - Asbestos waste means asbestos or ACM removed and disposable items used during asbestos removal work including plastic sheeting and disposable tools.

**Building and Site** - The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

**Building element** - Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.

**Clearance Certificate** - Clearance certificate are issued in accordance with Regulations. The licensed asbestos assessor or competent person must ensure that the asbestos removal area does not pose a risk to health and safety from exposure to asbestos.

**Clearance Inspection** - Clearance Inspections are carried out by a licensed asbestos assessor after asbestos removal has been commissioned at a workplace. The licensed assessor must ensure that the asbestos removal area does not pose a risk to health and safety from exposure to asbestos.

**Client** - The person or other entity for whom the inspection is being carried out.

**Competent Person** - A competent person means:

(a) for a clearance inspection, a person who has acquired through training or experience the knowledge and skills of relevant asbestos removal industry practice and holds:

(i) a certification in relation to the specified VET course for asbestos assessor work or

(ii) a tertiary qualification in occupational health and safety, occupational hygiene, science, building, construction or environmental health

(b) for any other case, a person who has acquired through training, qualification or experience the knowledge and skills to carry out the task.

**Defect** - Fault or deviation from the intended condition of a material, assembly, or component.

**Encapsulation (Asbestos)** - Encapsulation of Asbestos Containing Materials is a general term for management strategies which may be advised. Depending on the product and location of it encapsulation will usually involve the application of a sealant product. Encapsulation by the use of partitions is not advised or generally allowable. Refer to your Inspector for more advice, encapsulation should always be undertaken by a trained and experienced and where required licensed technician.

**Friable Asbestos** - Friable asbestos means material that:

(a) is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry and

(b) contains asbestos.

***In-Situ Asbestos*** - In situ asbestos means asbestos or ACM fixed or installed in a structure, equipment or plant, but does not include naturally occurring asbestos.

***Inspection*** - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

***Inspector*** - Person or organisation responsible for carrying out the inspection.

***Licensed Asbestos Assessor*** - Licensed asbestos assessor means a person who holds an asbestos assessor licence.

***Licensed Asbestos Removal Work*** - Licensed asbestos removal work means asbestos removal work for which a Class A asbestos removal licence or Class B asbestos removal licence is required.

***Licensed Asbestos Removalist*** - Means a person conducting a business or undertaking who is licensed under these Regulations to carry out Class A asbestos removal work or Class B asbestos removal work.

***Limitation*** - Any factor that prevents full or proper inspection of the building.

***Major Asbestos*** - A Major Defect in the context of an Asbestos Inspection and Condition Report is any Asbestos or ACM which is present in the building, in a poor condition or in a high risk situation. This may include but is not limited to Asbestos or ACM which has a higher probability of airborne fibre release due to age of materials, material deterioration, damage or probability of damage and degree of human interaction with or access to the element.

***Membrane Filter Method*** - Membrane filter method means the membrane filter method described in the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)].

***Minor Asbestos*** - Minor in the context of an Asbestos Inspection relates to Asbestos which is found to be present in the building or on the site but that is in comparatively good condition with a low probability of fibre release.

For example the Asbestos or ACM could be in a low traffic area, with little probability of interaction or use and is in good, encapsulated or sealed condition.

***NATA*** - NATA means the National Association of Testing Authorities, Australia.

***NATA Accredited Laboratory*** - NATA-accredited laboratory means a testing laboratory accredited by NATA, or recognised by NATA either solely or with someone else.

***Naturally Occurring Asbestos*** - Naturally occurring asbestos means the natural geological occurrence of asbestos minerals found in association with geological deposits including rock, sediment or soil.

***Non-Friable Asbestos*** - Non-friable asbestos means material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound.

Note: Non-friable asbestos may become friable asbestos through deterioration (see definition of friable asbestos).

**Readily Accessible Areas** - Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and

(b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

**Reasonably Practicable** - In most acts and regulations, 'reasonably practicable', in relation to a duty to ensure health and safety, means that which is, or was at a particular time, reasonably able to be done in relation to ensuring health and safety, taking into account and weighing up all relevant matters including:

(a) the likelihood of the hazard or the risk concerned occurring and

(b) the degree of harm that might result from the hazard or the risk and

(c) what the person concerned knows, or ought reasonably to know, about:

(i) the hazard or the risk and

(ii) ways of eliminating or minimising the risk and

(d) the availability and suitability of ways to eliminate or minimise the risk and

(e) after assessing the extent of the risk and the available ways of eliminating or minimising the risk, the cost associated with available ways of eliminating or minimising the risk, including whether the cost is grossly disproportionate to the risk.

**Respirable Asbestos Fibre** - Respirable asbestos fibre means an asbestos fibre that:

(a) is less than 3 micrometres wide and

(b) more than 5 micrometres long and

(c) has a length to width ratio of more than 3:1.

**Roof space** – Space between the roof covering and the ceiling immediately below the roof covering.

**Safety Hazard Asbestos** - Asbestos categorised as a safety hazard within the context of an Asbestos Inspection and Condition Report is Asbestos which due to its degraded condition, damage or any other factor in the opinion of the inspector requires immediate and urgent application of



management strategies to minimise risk of further airborne fibre release until a more suitable strategy for its removal or encapsulation is made.

**Significant item** - An item that is to be reported in accordance with the scope of the inspection.

**Structural defect** - Fault or deviation from the intended structural performance of a building element.

**Structural element** - Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.

**Subfloor space** - Space between the underside of a suspended floor and the ground.