



Asbestos Management Plan

Asset: Orth Street and Rodgers Street Reserve (Carpark)
Kingswood (L3270)

Date: 24 August 2021

1. Introduction

Site Owner	Penrith City Council
Site Legal Description	Lot 137-143 and 177-180 DP 14333
Site Address	Lot 138 Orth Street, Kingswood
Asset Number/s	L3270
Zoning	RE1 Public Recreation
Current Use	Leased carpark and public reserve
Risk Rating	P2 – Medium Risk

2. Site Map



3. Background Information

A contamination assessment was undertaken as part of a planning proposal in March 2018. The contamination assessment was undertaken by Geotechnique Pty Ltd (dated 29 March 2018 Ref: 14185/1-AA) and concluded the following:

1. *Soil samples showed concentrations that do not pose a risk of harm to human health or the environment under the proposed minimal with the exception of detection of friable asbestos at borehole locations BH13 and BH15 and elevated concentrations of BaP in BH14*
2. *The asbestos (<7mm fraction) detected in BH13 and BH15, will pose a risk of harm to human health, and the elevated concentration of BaP (1.1mg/kg) would not pose a risk of harm to human health but will present a risk of harm to the environment.*

Note: Geotechnique Pty Ltd (dated 29 March 2018 Ref: 14185/1-AA) can be found in ECM: 8165725.

4. Definitions

Asbestos Related Works	Any activities that may disturb asbestos containing materials in any way.
Friable Asbestos	Friable asbestos material means any material that contains asbestos and is in the form of a powder or can be crumbled, pulverised, or reduced to powder by hand pressure when dry.
Non-Friable Asbestos	Non-friable asbestos means any material (other than friable asbestos material) that contains asbestos that is not friable, including material containing asbestos fibres reinforced with a bonding compound.
Permit to Work	<p>A document completed by contractors before commencing work acknowledging that they:</p> <ul style="list-style-type: none">• Have read and understood the Asbestos Register & Asbestos Management Plan.• Are aware of their legal obligations under the <i>Work Health and Safety Act 2011 (NSW)</i>.• Have been provided with appropriate awareness training with regards to asbestos.• Have reviewed safety controls relating to the asbestos identified.• Have reviewed the sites existing Asbestos Register and Asbestos Management Plan, or any recent changes to the Asbestos Register and Asbestos Management Plan.

5. Work Health and Safety Requirements

Under the Work Health and Safety Legislative framework, Council is responsible to provide a safe work environment. With consideration to asbestos, Council is required to provide a work environment that is without risks to health or safety. To manage the risk of exposure to asbestos, Council must ensure that appropriate Safe Work Method Statements and work procedures are in place to minimise the risk of exposure to asbestos fibres.

Given that there have been asbestos concerns on the site previously, it is important that the requirements of this Asbestos Management Plan are followed. In turn, should any work (other than mowing, whipper snipping or similar) be required to be undertaken, Council must ensure the following is complied with:

- That all workers (staff and contractors) are made aware of this Asbestos Management Plan.
- That a suitable and specific Job Safety Risk Assessment is completed for the work required to be undertaken.
- That a suitable and specific Safe Work Method Statement is developed for the work required to be undertaken.
- That all workers are inducted onto the site and in the Safe Work Method Statement. The induction is to cover the following:
 - Procedures to be followed in case of an emergency involving exposure of asbestos containing material.
 - Incident reporting procedures to be followed in case of exposure or potential exposure of asbestos containing material.
 - Records of all inductions are to be kept for five years after the day the worker stops carrying out the asbestos related work. These records must also be available for inspection by the regulator (i.e., SafeWork NSW).
- Appropriate Personal Protective Equipment is to be provided to workers and worn in accordance with the Safe Work Method Statement.
- Appropriate signage is to be provided prior to any asbestos related works commencing.
- All steps are to be taken to minimise the creation of dust while the works are being undertaken.
- Work should be supervised by a suitably experienced person.

6. Communication

The following communication requirements apply:

- This Asbestos Management Plan is to be recorded on Council's asset system.
- Council staff responsible for leasing or permitting the use of the land or building are to make this document available to any tenants or permitted users.
- Council, Supervisors, Coordinators and/or People Leaders who are directly responsible for staff/contractors who conduct maintenance, construction or other works associated with this land or building are to make this document available these staff/contractors. In turn, they are also responsible for any required inductions.

7. Asbestos Condition Summary

As part of the Geotechnique Pty Ltd Contamination Assessment, friable asbestos was found in test pit BH14 and BH15.

As outlined above, the condition and the risk of asbestos exposure was assessed by EHO Consulting on the 19th and 20th of December 2018. The risk assessment concluded the following:

1. Following completion of site inspection and background air monitoring it was found that under the current condition and use, the friable asbestos below the asphalt car park covering poses a **negligible risk to human health**.
2. The results of air monitoring over a 24-hour period confirmed that levels of airborne respirable fibres are within the background level of 10 fibres and below the detection limit of 0.01f/mL.
3. Asbestos in soil only presents a risk if fibres may become airborne and breathed in. The friable asbestos is enclosed below the asphalt; therefore, the asbestos soil should not be disturbed unless it is for the purpose of site remediation, redevelopment, or site management.
4. Any remediation work should be conducted in a controlled manner in accordance with protocols for contaminated sites assessment and management. This includes works to be conducted by class A licensed asbestos removal contractors and air monitoring to be conducted during the works by an independent licensed asbestos assessor.

8. Responsibilities

Department	Responsibilities
City Assets	<ul style="list-style-type: none"> • Ensure the Asbestos Management Plan is considered as part of any asset assessment or renewal projects. • Ensure all City Asset staff working at the site are aware of the Asbestos Management Plan.
Divisional Assurance	<ul style="list-style-type: none"> • Ensure the Asbestos Management Plan is kept up to date and placed within Council's Asbestos Management Register. • Undertake an inspection of the site every 12 months or as deemed appropriate by Council's Divisional Assurance Team.
Major Projects and Design	<ul style="list-style-type: none"> • Ensure the Asbestos Management Plan is included in all tenders and work briefs. • Ensure that all provisions outlined in the Asbestos Management Plan are implemented for any works on the site that are under the control of Major Projects and Design.
City Presentation	<ul style="list-style-type: none"> • Ensure that all provisions outlined in the Asbestos Management Plan are implemented for any works on the site that are under the control of City Presentation. • Ensure all City Presentation staff working at the site are aware of the Asbestos Management Plan.
Contractors and Workers	<ul style="list-style-type: none"> • Workers and contractors are to always comply with the requirements of this Asbestos Management Plans and Work Health and Safety Legislation. • Inform the relevant person controlling the works if conditions change significantly from those documented in the Asbestos Management Plan.
Community Facilities and Recreation	<ul style="list-style-type: none"> • Ensure the Asbestos Management Plan is considered when leasing or permitting specific uses of the site. • Ensure all tenants and permitted users of the site are aware of the Asbestos Management Plan.

9. Asbestos Management Actions

The following controls apply to the site:

- 9.1.** The condition of the asphalt carpark surface is to be maintained. Any deterioration that has the potential to expose the ground surface is to be repaired immediately. In turn, in circumstances where the asphalt surface cannot be repaired immediately, a new asbestos risk assessment is to be undertaken.
- 9.2.** The condition of the grass cover on non-asphalt areas of the site is to be always maintained.
- 9.3.** Prior to undertaking mowing or other vegetation management activities, the site is to be inspected for any risks (including asbestos) by the worker or workers involved.
- 9.4.** No digging or excavation works are to be undertaken without a detailed risk assessment being undertaken by a suitably experienced and qualified person.
- 9.5.** Any works that will knowingly disturb asbestos on the site is to be undertaken by a licensed asbestos contractor.
- 9.6.** As part of the risk assessment required as part of 9.3, a detailed Safe Work Method Statement is to be prepared prior to any works being undertaken. In turn, all workers are to be inducted into the Safe Work Method Statement prior to working on the site.
- 9.7.** Spoil generated by works (if any) is to be classified for off-site disposal in accordance with NSW EPA guidelines. A record is to be kept of the transportation and disposal of all waste and spoil removed from the site.
- 9.8.** Once excavation/intrusive works have been completed and asbestos was found, the area is to be inspected by an independent licensed asbestos assessor. In turn, a Clearance Certificate is to be obtained prior to the site being reopened.
- 9.9.** In the event of an uncontrolled disturbance of asbestos, the following is to be implemented:
 - Stop work immediately.
 - Council's Divisional Assurance Team is to be contacted immediately.
 - Create an exclusion zone using barricades, warning tape and signage.
 - Where deemed necessary by the Divisional Assurance Team, an independent consultant competent in asbestos related contamination issues is to be contacted to facilitate asbestos management/removal activities.

- A suitable licensed asbestos contractor or NSW Fire and rescue HAMZAT unit is to be contacted to implement suitable control measures to prevent any further exposure.
- All appropriate signage is to be erected surrounding the exclusion zone, including appropriate asbestos warning signs.

10. Review of the Asbestos Management Plan

The Asbestos Management Plan is an active document and is required to be reviewed and updated every 5 years or when:

- Asbestos is removed from the site.
- The condition of the asbestos changes.
- Where there is a proposed change to control measures or asbestos management actions.
- More asbestos is identified.
- The controls are no longer suitable to manage the asbestos on site.
- A Health and Safety Representative requests a review.