Corryong Kindergarten Upgrade

Request for Quote - List of Addendums

Towong Shire Council

Monday 22 July 2015

Prepared by:
AK Project Solutions
0414 771 024
Addenda Form

The Tenderer acknowledges with the submission of their Tender receipt of the following Addenda as issued by Towong Shire Council throughout the Tendering period.

By signing this Addenda Form the Tenderer not only acknowledges receipt of these Addenda but confirms they have made due and necessary allowances for the works detailed in these Addenda and in accordance with other documents included in the Tender Brief.

<table>
<thead>
<tr>
<th>Addenda No.</th>
<th>Description</th>
<th>Attachments Included?</th>
<th>Date Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>Hazardous Material Report</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.1 Attached Hazardous material report 13 May 2008</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Plumbing Clarifications</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.2 Cold water only to 1200mm long children’s hand wash trough</td>
<td>Yes, as listed in description</td>
<td>22 July 15</td>
</tr>
<tr>
<td></td>
<td>1.3 Staff Hand wash basin relocated at per existing, suggest temperature set to 45 Degrees C</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1.4 Hot water system &amp; TMV to remain, please provide an additional price to replace with new</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Tenderer: ________________________________________________

Date: _________________________________________________

Signed: ________________________________________________
13th May 2008

Gary Mawby
Towong Shire Council
32 Towong Street
TALLANGATTA VIC 3700

Dear Gary,

Re: Asbestos and Hazardous Materials Assessment - Corryong Kindergarten, 47 Harris Street, Corryong

Please find enclosed our Asbestos and Hazardous Materials Assessment report, reference 65043, conducted at Corryong Kindergarten, 47 Harris Street, Corryong. This work was conducted for Towong Shire Council on the 1st of May 2008 by Aaron Mitchell.

This report was prepared in line with the Part 4.3 of the Victorian Occupational Health and Safety Regulations 2007.

If any further information is required or if you have any queries regarding this information please do not hesitate to contact this office on (03) 9890 8811.

Yours sincerely

NOEL ARNOLD & ASSOCIATES PTY LTD

Aaron Mitchell
Health, Safety & Environment Consultant
Asbestos and Hazardous Materials Risk Assessment
Towong Shire Council

Corryong Kindergarten, 47 Harris Street, Corryong

65043
MT0405

May 2008
Asbestos and Hazardous Materials Risk Assessment
Corryong Kindergarten, 47 Harris Street, Corryong

Executive Summary
This report documents the findings of the Asbestos and Hazardous Materials Assessment conducted at Corryong Kindergarten, 47 Harris Street, Corryong. The risk assessment was performed by Aaron Mitchell on 1st of May 2008.

This assessment was performed in accordance with the Part 4.3, Division 5 of the Victorian Occupational Health and Safety Regulations 2007. The objective of a Division 5 assessment is to identify asbestos materials and assess the risk posed by the asbestos materials.

The scope of the risk assessment also included identification of other nominated hazardous building materials listed below. This executive summary is not to be used without reference to the body of the report. The limitations of this risk assessment are detailed in the body of the report.

Specifically the following asbestos and hazardous building materials were included in the audit:

- Asbestos
- Synthetic Mineral Fibre (SMF)
- Polychlorinated biphenyls (PCB)
- Lead Paints
- Ozone Depleting Substances

The major findings of this risk assessment were:

**Asbestos**
- External, North side, Eaves – Cement sheet,
- External, A1 Store, Eaves – Cement sheet,
- External, A2 Store, Eaves – Cement sheet,

**Synthetic Mineral Fibre (SMF)**
- External, East side, Hot water service – Synthetic mineral fibre,

**Polychlorinated biphenyls (PCB)**
No Polychlorinated biphenyls were identified during this audit.

**Lead Paints**
No lead containing paintwork was identified during this audit.

**Ozone Depleting Substances**
No ozone depleting substances were identified during this audit.

Details of all findings and recommendations are provided in the body of the report.

Our professional judgement and experience was used in the identification and location of materials suspected of containing asbestos in accessible and representative areas. Should any personnel come across any suspected hazardous material or materials unknown to them, work should cease immediately in the affected areas until further sampling and investigation is performed.

Other recommendations relating to the management of the identified hazardous materials are contained in the body of this report.
Statement of Limitations

This report has been prepared in accordance with the agreement between Towong Shire Council and Noel Arnold & Associates Pty Ltd.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report is solely for the use of Towong Shire Council and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Noel Arnold & Associates Pty Ltd.

This report relates only to the identification of asbestos containing materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

"The following should also be noted:

While the survey has attempted to locate the asbestos containing materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect asbestos materials for collected for analysis. Other asbestos materials of similar appearance are assumed to have a similar content.

Not all suspected asbestos materials were sampled. Only those asbestos materials that were physically accessible could be located and identified. Therefore it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

(a) Locations behind locked doors.
(b) Inset set ceilings or wall cavities.
(c) Those areas accessible only by dismantling equipment or performing minor localized demolition works.
(d) Service shafts, ducts etc., concealed within the building structure.
(e) Energised services, gas, electrical, pressurised vessel and chemical lines
(f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc.
(g) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works.
(h) Height restricted areas.
(i) Areas deemed unsafe or hazardous at time of audit.

In addition to areas that were not accessible, the possible presence of hazardous building materials may not have been assessed because it was not considered practicable as:

1. It would require unnecessary dismantling of equipment; and/or
2. It was considered disruptive to the normal operations of the building; and/or
3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
4. The hazardous material was not considered to represent a significant exposure risk
5. The time taken to determine the presence of the hazardous building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in Appendix A. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been detected.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered. Therefore during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors.

This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only."
Asbestos and Hazardous Materials Assessment
Corryong Kindergarten, 47 Harris Street, Corryong

Table of Contents
Noel Arnold & Associates Pty Ltd................................................................................. 1
1. Introduction........................................................................................................ 1
2. Scope of Work.................................................................................................... 1
3. Limits of Risk Assessment.................................................................................. 1
4. Methodology....................................................................................................... 2
5. Findings............................................................................................................... 3
  5.1 Site Description................................................................................................ 3
  5.2 Review of Available Documentation............................................................... 3
  5.3 Visual Inspection and Sampling Program.......................................................... 3
  5.4 Summary of Findings........................................................................................ 3
6. Recommendations................................................................................................ 4
7. Glossary of Terms................................................................................................ 5
8. Reference Documents........................................................................................... 7
Appendix A: Asbestos and Hazardous Materials Register................................. 1
Appendix B: Photographs.......................................................................................... 1
Appendix C: Asbestos Identification Analysis (Bulk Sample) Results............... II
Appendix D: Risk Assessment Factors..................................................................... III
Appendix E: Risk Status Priority Rating System for Control of Asbestos
  Materials................................................................................................................ VI
Appendix F: Nominated Hazardous Materials Information............................... IX
Appendix G: Site Drawings....................................................................................... XV
1. **Introduction**

This report documents the findings of an asbestos and hazardous materials assessment conducted at Corryong Kindergarten, 47 Harris Street, Corryong. The assessment was performed by Aaron Mitchell on 1st of May 2008.

This report was performed in accordance with the Part 4.3, Division 5 of the Victorian Occupational Health and Safety Regulations 2007.

At the time of preparation of this assessment, there was no planned redevelopment; refurbishment or demolition of the site and no drawings or schedule of works was received indicating any work.

The objective of a Division 5 assessment is to:

- Determine, so far as is practical, whether asbestos materials are present in the workplace.
- To assess the risks posed by the asbestos materials identified.
- Recommend control, actions necessary to manage the potential asbestos exposure risks.

Other key hazardous building materials were assessed as part of the asbestos assessment. These included:

- Synthetic mineral fibre insulation products
- Polychlorinated bi-phenyl oils
- Lead-painted surfaces
- Ozone-depleting substances

2. **Scope of Work**

The scope of this asbestos risk assessment was to:

- Inspect representative areas of the site to identify asbestos and hazardous materials.
- Review records to identify previously identified asbestos and hazardous materials and assessments undertaken in the site.
- Compile an up-dated hazardous materials register for the site.
- Make comments for ongoing management of the asbestos and hazardous materials.

3. **Limits of Risk Assessment**

This report is not adequate for the purposes of refurbishment or demolition works. The Asbestos Regulations require a more intrusive risk assessment to be conducted prior to commencement of such works.

It is noted that given the constraints of practicable access encountered during the risk assessment, the following areas were not accessed or inspected:

- Height restricted areas of the site and ceilings where safe lifting platforms were not provided
- Inaccessible ceiling spaces
- Inaccessible culverts and floor trenches or tunnels
- Wall cavities
- Building facade fixing brackets
- Under carpeted floor coverings in office areas
- Within internal wall partitioning
- Behind ceramic wall tiles throughout
- Inside mechanical equipment
- Gaskets, mastics and sealants to pipework, ductwork, mechanical equipment and construction/expansion joints
- Waterproof roof membranes
- Fire door cores
- Motor rooms of dumb waiters
- Lift shaft and lift cabin fittings
- Within air conditioning re-heat boxes
- Within electrical switchboard cupboard or backing
- Gaskets, mastics and sealants to pipework, ductwork, and construction/expansion joints, unless specified in Appendix A

Other specific areas not accessed or inspected and which we suspect may contain asbestos containing materials are described in Appendix A – Hazardous Materials Register. These areas should be assumed to contain asbestos and hazardous materials until such a time that they can be assessed for the presence or absence of such materials.

4. Methodology

The assessment carried out in accordance with the Occupational Health and Safety Regulations 2007 and the guidelines documented in the Code of Practice for the Management and Control of Asbestos in Work Places [NOHSC: 2018 (2005)].

The survey involved:
- Discussions with relevant personnel to ascertain the building age and history.
- A visual inspection of the condition of accessible and representative hazardous materials. The buildings were occupied at the time of assessment and the survey was conducted during normal business hours.
- Small representative samples of suspected asbestos containing material were collected in plastic bags with clip-lock seals. These samples were analysed in Noel Arnold & Associates’ NATA-accredited laboratory for the presence of asbestos by Polarised Light Microscopy.
- Sampling using an on site lead paint swab test kit would be used to assess for lead containing products.
- Representative light fittings containing capacitors were inspected and details noted for cross-referencing with the ANZECC Identification of PCB containing capacitors – 1997. As qualified electrician would be required and or the electrical system is still active, no sampling of PCB materials was undertaken or electrical equipment internally inspected.

A strategy of using representative samples of suspected hazardous containing materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the audit should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material unit proven otherwise.

In accordance with Regulation 4.3.20 of the OHS Regulations, inaccessible areas that are likely to contain asbestos must be assumed as containing asbestos containing material until further inspection and analysis of samples has been undertaken by an approved analyst.
Where it was determined that asbestos was present the risk assessment was based on the following factors:

- Type of asbestos containing material,
- Degree of friability,
- Surface treatment,
- The material condition
- Location and accessibility,
- Activity and disturbance potential.

The ranking of the exposure risk posed by the asbestos-containing materials evaluates (i) the potential for fibre generation, and, (ii) the potential for exposure to person(s). Where these factors have indicated that there is a possibility of exposure to airborne fibres, appropriate risk control measures are recommended.

A priority assessment system is adopted to assist in the identifying priorities for control of asbestos risk items based upon exposure risk and for the purposes of programming and budgeting abatement works.

5. Findings

5.1 Site Description

The Corryong kindergarten is a 1970s brick construction built on a concrete slab with a metal roof. Internally the building consists of vinyl tile floor coverings, brick and strawboard walls and strawboard ceilings.

5.2 Review of Available Documentation

On request, no previous audit reports or abatement records were able to be provided by the client or site personnel.

This risk assessment therefore has considered this and with no knowledge of previous audits or abatement works in the building, the extent that investigations were in line with representative assessment of likely sources of asbestos products reasonably expected for nature of this building.

5.3 Visual Inspection and Sampling Program

Five (5) samples of suspected asbestos containing materials were collected during the assessment. Two (2) samples of suspected lead containing materials were collected during the assessment. Detailed findings of the audit are contained in appendix A - Hazardous Materials Register.

5.4 Summary of Findings

The following summary presents the main findings of the asbestos and key hazardous materials audit:

**Asbestos**
- External, North side, Eaves – Cement sheet,
- External, A1 Store, Eaves – Cement sheet,
- External, A2 Store, Eaves – Cement sheet,

**Synthetic Mineral Fibre (SMF)**
- External, East side, Hot water service – Synthetic mineral fibre,
Polychlorinated biphenyls (PCB)
No Polychlorinated biphenyls were identified during this audit.

Lead Paints
No lead containing paintwork was identified during this audit.

Ozone Depleting Substances
No ozone depleting substances were identified during this audit.

6. Recommendations

Based on the findings of this risk assessment the following recommendations are made:

- Areas highlighted in Appendix A, as areas of ‘no access’ should be presumed to contain asbestos and/or other hazardous materials. Appropriate management planning should be implemented in order to control access and maintenance activities to these areas, until such a time as they can be accessed and the presence or absence of hazardous materials can be confirmed.

- A Division 6 audit must be conducted in any area prior to demolition, refurbishment, alteration or modification works that may impinge upon asbestos containing materials or asbestos contaminated dusts associated with those materials.

- An Asbestos and Hazardous Materials Management Plan should be developed/reviewed and updated for hazardous materials remaining in situ.

- Schedule periodic re-assessment of the hazardous materials remaining on-site to monitor their aging/deterioration.

- Staff representatives and health and safety representatives should be consulted with the findings of this review.

- Should any personnel come across any suspected hazardous material or materials unknown to them, work should cease immediately in the affected areas until further sampling and investigation is performed.

- Ensure all asbestos containing materials are labelled appropriately to warn of the dangers of disturbing the surfaces of these materials.
7. **Glossary of Terms**

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved asbestos analyst</td>
<td>means an analyst approved – (a) by NATA to perform asbestos fibre counting or to identify asbestos in samples, and to issue findings as endorsed reports under the authority of a NATA accredited laboratory; or (b) by some other scheme determined by the Authority under regulation 1.1.6.</td>
</tr>
<tr>
<td>Asbestos</td>
<td>means – (a) the fibrous form of the mineral silicates belonging to any one or a combination of the serpentine and amphibole groups of rock-forming minerals, including actionolite, amosite (brown asbestos), anthophyllite, crocidolite (blue asbestos), chrysotile (white asbestos) or tremolite; or (b) any material or object, whether natural or manufactured, that contains one or more of the mineral silicates referred to in paragraph (a)</td>
</tr>
<tr>
<td>Asbestos-containing material</td>
<td>means any manufactured material or object that, as part of its design, contains one or more of the mineral silicates referred to in paragraph (a) of the definitions of asbestos (other than plant in which asbestos is fixed or installed).</td>
</tr>
<tr>
<td>Asbestos licence holder</td>
<td>means an employer or self-employed person who is the holder of an asbestos removal licence issued under Part 6.1 (Licences)</td>
</tr>
<tr>
<td>Asbestos occupational health and safety management system</td>
<td>means an occupational health and safety management system that is – (a) related to asbestos removal work; and (b) accredited or approved by JASANZ or determined by the Authority under regulation 1.1.6.</td>
</tr>
<tr>
<td>Asbestos paraoccupational air monitoring</td>
<td>means air sampling to estimate the airborne asbestos fibre concentration in the occupational environment, taken at fixed locations, usually between 1 and 2 metres above floor level, in accordance with – (a) the Membrane Filter Method; or (b) a method determined by the Authority under regulation 1.1.6.</td>
</tr>
<tr>
<td>Asbestos Register</td>
<td>means the asbestos register kept under regulation 4.3.21 as advised in accordance with Part 4.3 (Asbestos)</td>
</tr>
<tr>
<td>Asbestos removal licence</td>
<td>means (a) a Class A asbestos removal licence; or (b) a Class B asbestos removal licence</td>
</tr>
<tr>
<td>Asbestos removal supervisor</td>
<td>means a person who is appointed by an asbestos licence holder to oversee asbestos removal work in accordance with regulation 4.3.62.</td>
</tr>
<tr>
<td>Asbestos removal work</td>
<td>means the removal of asbestos that is fixed or installed in a building, structure, ship or plant so that the asbestos is no longer fixed or installed in that building, structure, ship or plant, up to the point of containment.</td>
</tr>
<tr>
<td>Asbestos waste</td>
<td>means asbestos removed and disposable items used during asbestos removal work or asbestos-related activities under Division 8 of Part 4.3 (Asbestos), including plastic sheeting and disposable personal protective clothing and disposable protective equipment including tools.</td>
</tr>
<tr>
<td>Assessment of competency</td>
<td>means an assessment under Division 3 of Part 3.6.</td>
</tr>
<tr>
<td>Chrysotile-containing</td>
<td>means asbestos-containing material that contains chrysotile</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>material</td>
<td>asbestos</td>
</tr>
<tr>
<td>Class A asbestos removal licence</td>
<td>means a licence that permits the holder to remove asbestos of any kind as specified in the licence</td>
</tr>
<tr>
<td>Class B asbestos removal licence</td>
<td>means a licence that allows the holder to remove non-friable asbestos-containing material as specified in the licence</td>
</tr>
<tr>
<td>Fall arrest system</td>
<td>means equipment or material or a combination of equipment and material that is designed to arrest the fall of a person; Example – industrial safety net, catch platform or safety harness system (other than a travel restraint system)</td>
</tr>
<tr>
<td>Friable</td>
<td>when dry, (a) may be crumbled, pulverised or reduced to powder by hand pressure, or (b) as a result of a work process becomes such that it may be crumbled, pulverised or reduced to powder by hand pressure.</td>
</tr>
<tr>
<td>Licensed Removalist (The Licence Holder)</td>
<td>is a contractor licensed under the WorkSafe Victoria to perform asbestos removal and maintenance work (Class A License for this building as asbestos derives from friable asbestos-containing material)</td>
</tr>
<tr>
<td>Emergency work, in Part 5.1 (Construction)</td>
<td>means work that is required to be immediately undertaken to rectify an unexpected breakdown of an essential service (including gas, water, sewerage, electricity and telecommunications) to enable continuance of that service.</td>
</tr>
<tr>
<td>Employer's asbestos register</td>
<td>means the employer's asbestos register kept under regulation 4.3.29 as revised in accordance with Part 4.3 (Asbestos)</td>
</tr>
<tr>
<td>Occupier</td>
<td>defined in the Victorian Occupational Health &amp; Safety Act - 2004 as in “in relation to a workplace, means a person who has the management or control of the workplace:”</td>
</tr>
<tr>
<td>SMF</td>
<td>Synthetic Mineral Fibre.</td>
</tr>
<tr>
<td>PCB</td>
<td>Polychlorinated bi-phenyl oil used as insulating oil inside electrical capacitors and transformers, generally originating from the early 1980’s. The handling and disposal of PCB containing materials must be conducted by EPA approved contractors and disposal to an approved destruction site under a valid EPA transport certificate and transport operator.</td>
</tr>
<tr>
<td>Lead painted surfaces</td>
<td>Lead assessed in this audit would largely comprise nominated lead-painted surfaces on walls, architrave, windows and doors.</td>
</tr>
<tr>
<td>Ozone-depleting substance</td>
<td>Ozone-depleting substances include chloro-fluorocarbon gases and variant gases used for refrigeration equipment, compressors and pressure vessels as well as their associated pipelines. The release of these gases to atmosphere is prohibited and any work to decant gases must be conducted by EPA approved contractors.</td>
</tr>
<tr>
<td>Biological</td>
<td>Nominated biological hazards assessed in this audit may include syringes, animal wastes and faeces, pigeon dung, vermin, moulds and cooling tower and water borne hazards as specified in the scope of works or described in this report</td>
</tr>
</tbody>
</table>
8. Reference Documents

Occupational Health and Safety Act 2004
Part 4.3 Asbestos, Occupational Health and Safety Regulations 2007
Part 4.4 Lead, Occupational Health and Safety Regulations 2007
National Standard for the Control of Inorganic Lead at Work [NOHSC: 1012 (1994)]
Australian safety and Compensation Council (ASCC) Code of Practice for the Management and Control of Asbestos in the Workplace [NOHSC: 2018 (2005)]
Commonwealth Ozone Protection and Synthetic Greenhouse Gas Management Act 1989
Identification of PCB-containing capacitors - An information booklet for electricians and electrical contractors Australian and New Zealand Environment and Conservation Council, 1997 (Revised 2005)
Asbestos and Hazardous Materials Risk Assessment

Towong Shire Council

Corryong Kindergarten, 47 Harris Street, Corryong

Appendix A: Asbestos and Hazardous Materials Register
**Special Notes:**
Refer Text Sections: Areas Not Accessed and Labelling Requirements.

**Note 1:** Areas not accessed that may contain asbestos must be assumed to contain asbestos until determined otherwise by inspection and sampling in accordance with the Victorian Occupational Health and Safety Regulations - 2007.

<table>
<thead>
<tr>
<th>Location</th>
<th>Item</th>
<th>Hazard type</th>
<th>Sample No</th>
<th>Photo</th>
<th>Condition</th>
<th>Friability</th>
<th>Disturbance Potential</th>
<th>Risk Status</th>
<th>Re-inspect Date</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Internal,</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Room 1 - Foyer</td>
<td>Floor - Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor covering - Vinyl tiles</td>
<td>Asbestos</td>
<td>65043 - 03</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Walls - Plaster/Brick</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ceiling - Plaster</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Shelving - Timber</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Light fitting</td>
<td>Polychlorinated biphenyl</td>
<td>NA</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Plastic capacitors suspected throughout.</td>
</tr>
<tr>
<td>Room 2 - Play area</td>
<td>Floor - Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor covering - Vinyl tiles</td>
<td>Asbestos</td>
<td>Similar to 65043 - 03</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floorcovering - Carpet</td>
<td>Asbestos</td>
<td>65043 - 03</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Walls - Brick/Strawboard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Infill panel</td>
<td>Asbestos</td>
<td>Similar to 65043 - 04</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>adjacent heater - Metal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Room 3 - Practical</td>
<td>Infill panels to walls - Cement sheet</td>
<td>Asbestos</td>
<td>65043 - 04</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Strawboard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**SPECIAL NOTES:** Refer Text Sections: Areas Not Accessed and Labelling Requirements.

**Note 1:** Areas not accessed that may contain asbestos must be assumed to contain asbestos until determined otherwise by inspection and sampling in accordance with the Victorian Occupational Health and Safety Regulations - 2007.

<table>
<thead>
<tr>
<th>Location</th>
<th>Item</th>
<th>Hazard type</th>
<th>Sample No</th>
<th>Status</th>
<th>Photo</th>
<th>Condition</th>
<th>Friability</th>
<th>Disturbance Potential</th>
<th>Risk Status</th>
<th>Re-inspect Date</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Floor - Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor covering - Vinyl</td>
<td>Asbestos</td>
<td>Similar to 65043 - 03</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Brick/Strawboard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Infill panels to walls -</td>
<td>Asbestos</td>
<td>Similar to 65043 - 04</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cement sheet</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ceiling - Strawboard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Room 4 - Toilets</td>
<td>Floor - Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor covering - ceramic</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Brick/Strawboard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>South wall - Cement sheet</td>
<td>Asbestos</td>
<td>65043 - 04</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Partition walls - Timber</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ceiling - Strawboard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Asbestos and Hazardous Materials Register**

**Noel Arnold & Associates Pty Ltd**
818 Whitehorse Road
Box Hill, Victoria, 3128
Phone: (03) 9890 8811
Fax: (03) 9890 8911

**May 2008**

---

**Survey Date:** 1/05/2008

**SPECIAL NOTES:** Refer Text Sections: Areas Not Accessed and Labelling Requirements.

**Note 1:** Areas not accessed that may contain asbestos must be assumed to contain asbestos until determined otherwise by inspection and sampling in accordance with the Victorian Occupational Health and Safety Regulations - 2007.

<table>
<thead>
<tr>
<th>Location</th>
<th>Item</th>
<th>Hazard type</th>
<th>Sample No</th>
<th>Sample Status</th>
<th>Photo</th>
<th>Condition</th>
<th>Friability</th>
<th>Disturbance Potential</th>
<th>Risk Status</th>
<th>Re-inspect Date</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Room 5 - Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor - Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floorcovering - Vinyl tiles</td>
<td>Asbestos</td>
<td>Similar to 65043 - 03</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Walls - Brick/Plaster</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Infill panels to wall - Cement sheet</td>
<td>Asbestos</td>
<td>65043 - 04</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ceiling - Strawboard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Room 6 - Kitchen</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor - Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floorcovering - Vinyl tiles</td>
<td>Asbestos</td>
<td>Similar to 65043 - 04</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lower wall - Cement sheet</td>
<td>Asbestos</td>
<td>65043 - 04</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Upper wall - Brick/Strawboard</td>
<td>Asbestos</td>
<td>Similar to 65043 - 04</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ceiling - Strawboard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Room 7 - Store</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floor - Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Floorcovering - Vinyl tiles</td>
<td>Asbestos</td>
<td>Similar to 65043 - 04</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Special Notes:** Refer Text Sections: Areas Not Accessed and Labelling Requirements.

Note 1: Areas not accessed that may contain asbestos must be assumed to contain asbestos until determined otherwise by inspection and sampling in accordance with the Victorian Occupational Health and Safety Regulations - 2007

<table>
<thead>
<tr>
<th>Location</th>
<th>Item</th>
<th>Hazard type</th>
<th>Sample No</th>
<th>Sample Status</th>
<th>Photo</th>
<th>Condition</th>
<th>Friability</th>
<th>Disturbance Potential</th>
<th>Risk Status</th>
<th>Re-inspect Date</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls - Plaster/Brick</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceiling - Plaster</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shelving - Timber</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Room 8 - Toilet</td>
<td>Floor - Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Walls - Brick/Strawboard/Hardboard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ceiling - Strawboard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>External</td>
<td>Base - Concrete slab</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Walls - Brick</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Walls around room 7 - Cement sheet</td>
<td></td>
<td>Asbestos</td>
<td>65043 - 05</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Roof - Metal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rooftop - Evaporative cooler</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rooftop - 2 metal flues</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**SPECIAL NOTES:**
Refer Text Sections: Areas Not Accessed and Labelling Requirements.

**Note 1:** Areas not accessed that may contain asbestos must be assumed to contain asbestos until determined otherwise by inspection and sampling in accordance with the Victorian Occupational Health and Safety Regulations - 2007.

<table>
<thead>
<tr>
<th>Location</th>
<th>Item</th>
<th>Hazard type</th>
<th>Sample No</th>
<th>Sample Status</th>
<th>Photo</th>
<th>Condition</th>
<th>Friability</th>
<th>Disturbance Potential</th>
<th>Risk Status</th>
<th>Re-inspect Date</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hot water service</td>
<td>Synthetic mineral fibre</td>
<td>NA</td>
<td>Positive</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Maintain in current condition. Remove under controlled conditions if likely to be impacted by refurbishment works.</td>
</tr>
<tr>
<td>Eaves - Strawboard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eaves - Cement sheet</td>
<td>Asbestos</td>
<td>65043 - 01</td>
<td>Positive</td>
<td>1</td>
<td>Good</td>
<td>Non-friable</td>
<td>Low</td>
<td>Low</td>
<td>01-May-2013</td>
<td>Leave, label and maintain item in current condition. Remove under controlled conditions prior to refurbishment.</td>
<td></td>
</tr>
<tr>
<td>G.X 1 - Porch</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor - Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls - Brick</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceiling - Cement sheet</td>
<td>Asbestos</td>
<td>65043 - 02</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>White ceiling paint</td>
<td>Lead</td>
<td>Lead swab test</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No lead containing paints were visually identified at time of audit.</td>
<td></td>
</tr>
<tr>
<td>Brown trimming paint</td>
<td>Lead</td>
<td>Lead swab test</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No lead containing paints were visually identified at time of audit.</td>
<td></td>
</tr>
<tr>
<td>G.X 2 - Porch</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor - Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls - Brick</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceiling - Cement sheet</td>
<td>Asbestos</td>
<td>65043 - 02</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Special Notes

Refer Text Sections: Areas Not Accessed and Labeling Requirements.

**Note 1:** Areas not accessed that may contain asbestos must be assumed to contain asbestos until determined otherwise by inspection and sampling in accordance with the Victorian Occupational Health and Safety Regulations - 2007.

### Survey Date:

1/05/2008

### Locations and Items

<table>
<thead>
<tr>
<th>Location</th>
<th>Item</th>
<th>Hazard type</th>
<th>Sample No</th>
<th>Status</th>
<th>Photo</th>
<th>Condition</th>
<th>Friability</th>
<th>Disturbance</th>
<th>Risk Status</th>
<th>Re-inspect Date</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>GX 3 - Covered area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Leave, Label and maintain item in current condition. Remove under controlled conditions prior to refurbishment.</td>
</tr>
<tr>
<td>Room A1 - Store</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Room A2 - Store</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

65043 Corryong Kinder HAZMAT Register 20080505.xls

Page 6 of 6
Asbestos and Hazardous Materials Risk Assessment

Towong Shire Council

Corryong Kindergarten, 47 Harris Street, Corryong

Appendix B: Photographs
Photo 1: Eaves - Cement sheet
Location: External, North Side
Sample Reference: 65043 - 01
Item Status: Positive
Asbestos and Hazardous Materials Risk Assessment
Towong Shire Council
Corryong Kindergarten, 47 Harris Street, Corryong
Appendix C: Asbestos Identification Analysis (Bulk Sample) Results
Thursday, 08/05/2008

Our ref: MT0405:65043

Gary Mawby
Towong Shire Council
32 Towong Street
TALLANGATTA VIC 3700

Dear Gary,

Re: Asbestos Identification Analysis - Corryong Kindergarten, 47 Harris Street, Corryong

This letter presents the results of asbestos fibre identification analysis performed on 5 samples collected by Aaron Mitchell of Noel Arnold & Associates Pty Ltd on Thursday 1st May 2008. The samples were collected from Corryong Kindergarten, 47 Harris Street, Corryong.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Melbourne Laboratory in accordance with Noel Arnold and Associates Pty Ltd Test Method NALAB 302 “Asbestos Identification Analysis” and following the guidelines of Australian Standard AS4964-2004.

The samples will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact the undersigned.

Yours sincerely

NOEL ARNOLD & ASSOCIATES PTY LTD

Sally Ann Snook - Approved Identifier

Sally Ann Snook: Approved Signatory

This document is issued in accordance with NATA’s accreditation requirements. Accredited for compliance with ISO/IEC 17025. Corporate Site No. 5450, Site No. 5443 Melbourne Laboratory. This document shall not be reproduced except in full. Sampling is not covered by the scope of the NATA accreditation.
<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Sample Location/Description/Weight or Size</th>
<th>Analysis Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>65043 01</td>
<td>External, North side, Eave - Cement sheet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cream painted grey compressed fibre-cement sheet material</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Chrysotile (white asbestos)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Amosite (brown asbestos)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Crocidolite (blue asbestos)</td>
<td></td>
</tr>
<tr>
<td>65043 02</td>
<td>External, GX 1 Porch, Ceiling - Cement sheet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cream painted gold-grey fibre-cement sheet material</td>
<td></td>
</tr>
<tr>
<td></td>
<td>No Asbestos Detected</td>
<td></td>
</tr>
<tr>
<td>65043 03</td>
<td>Internal, Room 1 Foyer, Floor covering - Vinyl tiles</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Beige brittle vinyl material and associated amber adhesive material</td>
<td></td>
</tr>
<tr>
<td></td>
<td>No Asbestos Detected</td>
<td></td>
</tr>
<tr>
<td>65043 04</td>
<td>Internal, Room 4 Toilet, Wall - Cement sheet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Beige painted gold-grey fibre-cement sheet material</td>
<td></td>
</tr>
<tr>
<td></td>
<td>No Asbestos Detected</td>
<td></td>
</tr>
<tr>
<td>65043 05</td>
<td>External, South side, Wall cladding - Cement sheet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Red-brown painted gold-grey fibre-cement sheet material</td>
<td></td>
</tr>
<tr>
<td></td>
<td>No Asbestos Detected</td>
<td></td>
</tr>
</tbody>
</table>
Asbestos and Hazardous Materials Risk Assessment
Towong Shire Council
Corryong Kindergarten, 47 Harris Street, Corryong
Appendix D: Risk Assessment Factors
Risk Assessment Factors - Asbestos

The static presence of asbestos-containing materials does not necessarily constitute an exposure risk. However, if the asbestos-containing material is sufficiently disturbed to cause the release of airborne respirable fibres, then an exposure risk may be posed to individuals. The assessment of the exposure risk posed by asbestos containing materials assesses a) the material condition and friability, and b) the disturbance potential.

Material Condition

The assessment factors for material condition include:

- Evidence of physical deterioration and/or water damage;
- Degree of friability of asbestos containing material;
- Surface treatment, unlined or uncoated;
- Likelihood to sustain damage or deterioration in its current location and state

Physical Condition and Damage:

The condition of the asbestos is rated as either being good, fair or poor.

- Good refers to asbestos that has not been damaged or has not deteriorated
- Fair refers to asbestos material having suffered minor cracking or de-surfacing
- Poor describes asbestos which has been damaged or its condition has deteriorated over time

Friability and Surface Treatment:

The degree of friability of asbestos materials describes the ease of which the material can be crumbled, and hence to release fibres, and takes into account surface treatment.

- Friable asbestos (e.g. sprayed asbestos beam insulation (limpet), pipe lagging) can be easily crumbled and is more hazardous than non-friable asbestos products.
- Non-friable asbestos also referred to as bonded asbestos, is typically comprises asbestos fibres tightly bound in a stable non-asbestos matrix or impregnated with a coating. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc), asbestos containing vinyl floor tiles, compressed gaskets and electrical backing boards.

Disturbance Potential:

In order to assess the potential for disturbance potential the following factors are considered:

- Requirement for access for either building work and type of maintenance operations;
- Likelihood and frequency of disturbance of the asbestos material;
- Accessibility of asbestos materials;
- Proximity of air plenums and direct air stream;
- Quantity and exposed surface areas of asbestos; and
- Normal use and activity in area, and numbers of persons in vicinity of asbestos materials.

These factors are used to determine (i) the potential for fibre generation, and, (ii) the potential for exposure to person(s), as a rating of low, medium or high disturbance potential:

- Low describes asbestos materials that cannot be easily disturbed, as they are not readily accessible, with low activity and likelihood of disturbance from maintenance.
- Medium describes asbestos materials that are accessible, but normal activity of occupancy poses low risk of disturbance, but maintenance work may occasionally cause exposure.
- High describes asbestos materials that are readily disturbed by maintenance or planned building works, or their accessibility poses a risk to occupants given the activity in the area.

Where these factors have indicated that there is a possibility of exposure to airborne fibres, appropriate risk control measures are recommended.
Other Hazardous Building Materials

The risk assessment factors utilised in this report relate to the potential of exposure of the construction workers during refurbishment or demolition works (excluding programmed hazardous material removal works). This assessment is based on the following factors and properties of the hazardous material, namely:

- Toxicological risk potential.
- From, condition and friability
- Volatility and quantity
- Location and accessibility
- Potential of disturbance and ongoing deterioration
- Proposed works

Where these factors have indicated that there is a possibility of exposure to a hazard, appropriate recommendations for the removal or containment of the material in question are made.
Asbestos and Hazardous Materials Risk Assessment
Towong Shire Council
Corryong Kindergarten, 47 Harris Street, Corryong
Appendix E: Risk Status Priority Rating System for Control of Asbestos Materials
Priority Assessment for Control of Asbestos and Hazardous Materials Risks

The control measures require elimination of asbestos exposure risk by removal, or if not practicable, abatement of exposure risk through enclosure and encapsulation. Other hazardous materials require risk control measures appropriate to the nature of the hazard, including precautions for safe handling, and management in the workplace or contained and controlled for regulatory disposal to an approved waste processor or disposal site.

Priority Assessment

The following schedule of priority assessment system is adopted to assist in the programming and budgeting of the control of asbestos and/or hazardous materials risks identified in the assessment.

Priority 1 (P1) Organise Abatement Works Immediately before Commencement of Works

An area has asbestos and other nominated hazardous materials, which are either damaged or are being exposed to continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other parts with continued unrestricted use of the area. Representative asbestos fibre monitoring should be conducted in the building area during normal building operation where recommended. Prompt abatement or remedial measure to eliminate the asbestos or control the hazardous material is recommended. As an interim, restrict access.

Priority 2 (P2) Organise Remedial Works Before Commencement of Works

Area has asbestos containing materials or other hazardous material with a potential for disturbance due to the following conditions:

1. Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
2. The material is accessible and can when disturbed, present a short-term exposure risk.
3. Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling systems, ceilings, lighting, fire safety systems or floor layout.

Appropriate abatement measures should be taken as soon as practicable. A negligible exposure risk exists if materials remain under the control of a site safety or management plan.

Priority 3 (P3) No remedial Works Required – Monitor over Period of Works

Area has asbestos containing materials and other hazardous materials, where:

1. The condition of the friable asbestos material is now stable and has low potential of being disturbed.
2. The asbestos material is currently in a non-friable condition, may have slight damage, but do not present an exposure unless cut, drilled, sanded or otherwise abraded.
3. The hazardous material is not earmarked for demolition and can be safely managed on site in accordance with recommended codes and guidelines.

This presents a low risk of exposure where the materials are not likely to be disturbed by the planned refurbishment and demolition works. Label the asbestos and document the presence of the hazardous materials in the employer’s asbestos register at the site and maintain under the control of a site safety plan or asbestos management plan. Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

Priority 4 (P4) No remedial Works Required – Review Prior to Any New Works

The asbestos material is in a non-friable form and hazardous materials are stable and in good condition. It is unlikely that the hazardous materials can be disturbed under the proposed
development, refurbishment or demolition activity. These materials should be left and their condition monitored during subsequent reviews. These asbestos and/or nominated hazardous materials must be removed prior to renovations that may impact on the asbestos hazardous materials.
Asbestos and Hazardous Materials Risk Assessment
Towong Shire Council
Comyong Kindergarten, 47 Harris Street, Comyong
Appendix F: Nominated Hazardous Materials Information
Hazardous Building Materials Information

This appendix gives additional information in regard to the nominated hazardous materials identified in this audit and the handling of these materials. The type of abatement and remedial measures utilised for the removal or containment of the hazardous material will vary according to the type material, location, condition, exposure risk, regulatory requirements and other site-specific condition that may influence the works.

The following are generic overviews of the abatement processes and regulatory requirements for the various hazardous materials:

**Synthetic Mineral Fibre Materials**

Synthetic mineral fibre (SMF) materials including fibreglass, rockwool and refractory ceramic fibre based products, are used widely as insulation products in commercial and industrial buildings. These materials are generally used as insulation within ceilings and walls and to heating hot water pipework and associated mechanical equipment.

Caution is required when handling SMF products in order to minimise airborne mineral fibre levels. It is recommended that the work practices reflect industry and national codes of practice be closely adhered to when handling such materials.


FARIMA, CFMEU, AMWU, ETU, Plumbing Division of Australia, FEDFA Industry Code of Practice for the Safe Use of Glass Wool and Rock Wool Insulation Products, April 2003

**Handling and Disposal of SMF Material**

Essentially, SMF materials should be handled in such a way as to minimise mineral fibres and associated dust and control disturbance of the SMF materials by good housekeeping practice and containment of waste. Where SMF materials are required to be installed or removed, then suitable controls and appropriate personal protection are to be provided.

Consultation should be sought with regard to appropriate procedures prior to the handling of such materials.

**Polychlorinated Biphenyls (PCB)**

PCB is the common name for polychlorinated biphenyls. PCBs range in appearance from colourless, oily liquids to more viscous and increasingly darker liquids, to yellow then black resins, depending on chlorine content of the PCB. These synthetic compounds are chemically stable, have good insulating properties and do not degrade appreciably over time or with exposure to high temperatures. These properties made PCBs very useful in electrical devices such as capacitors.

If these chemicals are released into the environment, they do not readily break down and can accumulate in fatty tissues of animals. The longevity of PCBs and their affinity for fatty tissue can result in PCBs moving up and concentrating through the food chain. Research has found that some animal species, such as young fish, are particularly sensitive to PCBs. PCBs in the Australian environment, and their subsequent presence in food, can also have a serious effects on the export of Australia's agricultural products.

PCB's have been commonly used in closed or semi closed systems such as electrical transformers, heat transfer systems, hydraulic fluids, feeder cabling, and in the metal case capacitors to fluorescent lights, sodium vapour and mercury vapour lights, and starter capacitors to electrical motors. PCB's will generally only be found in capacitors made before the late 1970's (though some electrical equipment imported after this period may contain PCB's). High voltage and medium voltage feeder cables prior to the use of PVC insulation, particularly the armoured type of cabling may contain PCB's in concentrations sufficient to be a scheduled PCB waste.
Importation of PCB’s in Australia was banned in 1976. However, they are still present extensively in transformers and capacitors in electrical equipment manufactured prior to this date.

Handling and Disposal

The local Environmental Protection Authority has deemed Polychlorinated Biphenyls to be a prescribed waste. Proper procedures must be undertaken when disposing of items containing Polychlorinated Biphenyls. Registered waste disposal companies are licensed to dispose of Polychlorinated Biphenyls materials.

The following Personnel Protective Equipment should be worn when handling items containing Polychlorinated Biphenyls, nitrile gloves, eye protection, and disposable overalls. The PPE should be worn when removing capacitors from light fittings in case of Polychlorinated Biphenyls material leaking from the capacitor housing.

Generally, metal-cased capacitors contain PCB’s. Plastic-cased capacitors usually do not. However, all leaking capacitors should be treated as if they contain PCB’s unless proven otherwise.

Lead Based Paints

Lead is toxic because when ingested or inhaled and absorbed, it can harm virtually every system in the human body, especially the brain, kidney and reproductive systems of both males and females. Whether that damage is temporary or permanent remains a source of scientific debate. Lead harms so many body systems because it disrupts enzyme systems mediated by other metals important to the body - iron, calcium and zinc.

Due to lead’s unique properties, it has been used as a pigment and drying agent in primers, paints and enamels, inks, oils, resins and other surface coatings for centuries.

- Lead carbonate or white lead - Primary component (up to 40%) of white paint in Australia from the mid-1800s through the 1960s.
- Lead orthoplumbate & lead monoxide - ‘Red lead’, a red to orange red pigment was the major component (up to >60%) of lead primers in Australia. Red lead was widely used in certain industrial applications through the 1980s.
- Calcium orthoplumbate - Industry sources report calcium orthoplumbate was a white pigment imported in the 1960s as a primer for galvanised iron, galvanised steel and other steel surfaces such as roofing and bridges.
- Lead chromate, lead sulpha chromate, molydate lead chromates - 'Lead chromes' are a wide range of colour pigments used alone or mixed with white lead. Industry sources report lead pigments were imported in the 1880s and widely used until 1972. Lead chromes continue to be used in automotive topcoats and other industrial uses.
- Lead linoleates, lead naphthenate, lead octoate

Used as drying agents in oils and certain resins, they are still used in older style enamels and undercoats (1.0-.5%) and in hydrocarbon solvents (eg mineral turpentine).

Since May 1990, no paint specifications require lead in paint. [Blast Cleaning and Coating Association, Letter to the Lead in Paint Task Force, 4 September 1993.]

A 1993 member survey by the Australian Paint Manufacturers Federation, Inc., found general industrial, aerospace, automotive and marine paints still contain lead. For example, general industrial paints from fast drying enamels to general industrial base coats contained from <1%

---

1 NSW EPA Guide on Lead
to 53% lead. Sign-writing paints and road and runway marking paints ranged from 10% to 59% lead. Marine paints and primers range from <5% to 45%. Automotive primers and topcoats run from <2% to 35% lead. [Australian Paint Manufacturers Federation survey, Letter to the Lead in Paint Task Force, 12 July 1993.] General industrial paints are those likely to be used on steel surfaces such as industrial and utility buildings, water and petrol tanks, railroad stations and steel structures, bridges, railroad rolling stock, and steel fencing. When the red lead content equals or exceeds 0.5%, industrial

The health risk associated with lead occurs via an accumulative effect within the human body. Depending on the amount of exposure, side effects of the lead poisoning would not be apparent for many years. It is therefore recommended that workers associated with lead processes (as prescribed in the regulations) have regular medical examinations to monitor the amount of lead in the system.

The most common exposure risks faced by workers are the inhalation of lead dust or fumes. The creation of the hazards generally relates to abrading or burning lead or lead coated surfaces. Other common sources of lead dust or fumes are as follows:

- Lead based paints - when removing paint by sanding or heat (e.g. Creating dust) or when welding or cutting steel coated with lead or lead based paints.
- Welding, Oxy cutting of steel coated with lead based paint or primer
- Dismantling of equipment containing lead

**Regulatory Requirements**

Part 4.4 of the Victorian Occupational Health and Safety Regulations defines a lead process that generates lead dust, fumes or mist from a range of activities involving dry machine grinding, discing, buffing or cutting of lead coatings, melting of lead and thermal cutting as well as processing lead containing wastes, spray painting and recovery of lead from ores etc.

**Handling and Disposal**

When removing lead or lead based materials the creation of respirable aerosols including dust or fumes should be avoided. Lead-based coating should be handled or removed using wet sanding methods or similar procedure proven not to create dust during removal. The OHS regulations require assessment of airborne lead levels, medical monitoring of workers and comprehensive lead control measures for Lead-risk jobs.

When cutting or welding steel the surfaces must have lead based coating removed prior to commencement of works.

The disposal of lead or lead based materials should be in accordance with the Victorian Environmental Authority regulations and guidelines.

**Biological Hazards**

A bio-hazardous agent is one that is biological in nature, capable of self-replication and has a capacity to produce deleterious effects upon other biological organisms, particularly humans. Biological agents or substances which could be bio-hazards should include, but not be limited to, infectious or parasitic agents, non-infectious micro-organisms such as some fungi; yeast and algae; plants and plant products, and animals and animal products which cause occupational disease. The table below lists some of the more common biological hazards encountered.

<table>
<thead>
<tr>
<th>Likely Locations</th>
<th>Potential Biological Hazards</th>
<th>Control Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooling towers &amp; pipes</td>
<td>Legionella</td>
<td>Clean cooling towers and associated pipework</td>
</tr>
<tr>
<td></td>
<td>Bacterial</td>
<td></td>
</tr>
<tr>
<td>Air conditioning systems</td>
<td>Bacterial</td>
<td>Clean ductwork and air handling units</td>
</tr>
<tr>
<td></td>
<td>Fungal</td>
<td></td>
</tr>
<tr>
<td>Likely Locations</td>
<td>Potential Biological Hazards</td>
<td>Control Measures</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>----------------------------------------------</td>
<td>--------------------------------------------------------</td>
</tr>
<tr>
<td>Roofs &amp; roof spaces</td>
<td>Bacterial (animal faeces)</td>
<td>Remove animal matter and disinfect area</td>
</tr>
<tr>
<td></td>
<td>Fungal</td>
<td></td>
</tr>
<tr>
<td>Hospitals &amp; Research laboratories</td>
<td>Bacterial</td>
<td>Site specific scope of works required</td>
</tr>
<tr>
<td></td>
<td>Fungal</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Microbiological</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Viral</td>
<td></td>
</tr>
<tr>
<td>Abattoirs &amp; Buildings housing animals</td>
<td>Bacterial (animal faeces)</td>
<td>Site specific scope of works required</td>
</tr>
<tr>
<td></td>
<td>Fungal</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Microbiological</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Viral</td>
<td></td>
</tr>
</tbody>
</table>

The above table is a selection of common areas that could harbour biological hazards and should not be regarded as a complete list of hazardous areas.

Biological agents can cause infection to exposed persons through oral, respiratory mucous membranes, skin puncture and penetration through the skin. This would be chiefly an issue for laboratory technicians handling cultures and blood sera and for nursing staff during the care of patients with infectious disease. Similarly, cleaners and staff involved in disinfection sterilisation and disposal of infectious waste must adopt safe work procedures to prevent risk of infection.

In the main, human bio-hazards are a higher risk to persons handling materials contaminated with human waste and blood or during culturing bacteria, viruses or parasites. Items that come into contact with mucous membranes or non-intact skin are classified as semi-critical items and require high-level disinfection. Similarly, those items that enter sterile body tissues or blood, such as catheters and surgical instruments also require complete sterilisation.

Environmental surfaces, such as floors, walls, table-tops and benches are termed non-critical items and are not usually involved in the transmission of infections. Non-critical items are those that come into contact with skin but not with mucous membranes. A detergent, with or without low-level disinfectant activity, is sufficient for the usual, general cleaning of these surfaces.

Medical equipment surfaces, such as those on switches and knobs of patient monitoring equipment, may play a role in the transmission of infectious diseases. Provided that these are cleaned with intermediate-level disinfectants, the risk of further transmission of infectious agents would be eliminated.

**Handling and Disposal Methods**

The procedures for the safe removal and disposal of the biological hazard will vary depending on the type, location, condition and the potential for exposure the hazard represents. It is recommended that a detailed scope of works be produced for the safe work methods for removal and disposal of the hazard. The procedures and safety requirements adopted should be in accordance with the relevant regulations or Australian Standard that applies to the particular hazard to be removed. As a basic work method, the area where a biological hazard is identified should be isolated and signposted until proper abatement and disposal procedures are formulated.
Ozone-Depleting Substances\(^2\)

Ozone depleting substances include:

- Chlorofluorocarbons (CFCs)
- Halon
- Carbon tetrachloride, Methyl chloroform
- Hydrobromofluorocarbons (HBFCs)
- hydrochlorofluorocarbons (HCFCs)
- Methyl bromide
- Bromochloromethane (BCM)

Ozone depleting substances are generally found in refrigeration equipment and are chlorofluorocarbon (CFC) based. A common CFC refrigerant is R11, which is found in older chiller units of large cooling systems. As ozone depleting refrigerant is no longer manufactured, systems utilising this type of refrigerant are being phased out. The release of large amounts if this type of refrigerant in an enclosed area is harmful to humans as it acts as an asphyxiant by reducing the amount of oxygen in the air.

Synthetic Greenhouse Gases

Industries that use synthetic greenhouse gases are often referred to as being either 'Montreal Protocol industries' or 'Non-Montreal Protocol industries.' The Montreal Protocol is concerned with substances that deplete the ozone layer and the Montreal Protocol industries are those industries which use or used ozone depleting substances and are often replacing these with synthetic greenhouse gases. The corresponding term 'Non-Montreal Protocol industries' refers to those industries which have never used ozone depleting substances but routinely use or emit synthetic gases.

Montreal Protocol Industries

- refrigerants in air-conditioning and refrigeration (HFCs)
- foam blowing agents (HFCs)
- propellants in aerosols (mainly metered dose inhalers - asthma puffers) (HFCs)
- fire extinguishing systems (HFCs)
- solvents (HFCs)

Non Montreal Protocol Industries

- aluminum production (PFCs)
- electricity supply industry (SF6)
- magnesium production (SF6)

Control of Ozone Depleting Substances

Ozone depleting substances (ODS) are those substances which deplete the ozone layer and are widely used in refrigerators, air conditioners, fire extinguishers, in dry cleaning, as solvents for cleaning, electronic equipment and as agricultural fumigants.

Buildings that utilise ozone depleting type refrigeration must have strict control of the refrigerant in respect to not allowing this material to escape to atmosphere. The storage of refrigerant should be in a well-ventilated area and stored in the manufacturer’s containers. The transfer of the refrigerant from container to plant or the reverse should be conducted with a closed loop system ensuring that no leakages occur during the procedure.

The disposal of ozone depleting substances should be conducted in accordance with the Victorian Environmental Authority guidelines.

---

\(^2\) Department of the Environment and Water Resources, Commonwealth Ozone Protection and Synthetic Greenhouse Gas Management Act 1989
Asbestos and Hazardous Materials Risk Assessment
Towong Shire Council
Corryong Kindergarten, 47 Harris Street, Corryong
Appendix G: Site Drawings