



ASBESTOS MANAGEMENT PLAN

**Masters Home Improvement
Development Site
Forrester Road, ST MARYS NSW 2760**



ASBESTOS MANAGEMENT PLAN

Masters Home Improvement – Development Site Forrester Road, ST MARYS NSW 2760

CLIENT: Attcall Civil Contractors Pty Ltd

CLIENT CONTACT: Jordan Kenyon

REPORT NUMBER: 7407.01.AMMP

DATE: 14th May 2013



GETEX PTY LIMITED

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1. PROJECT DETAILS

1.1 Site Details

Address: Masters Home Improvement – Development Site
Forrester Road,
ST MARYS NSW 2760

Site Contact: Jordan Kenyon

Contact Number: 0410 568 683

1.2 Client Details

Organisation: Attcall Civil Contractors Pty Ltd

Address: PO Box 486
LPO NARELLAN NSW 2567

Contact Name: Jordan Kenyon

Contact Number: 0410 568 683

1.3 Occupational Hygienist

Company: GETEX Pty Ltd (“Getex”)

Address: Suite 2.02, Building 2,
35 Waterloo Road
NORTH RYDE NSW 2113

Contact Name: Kris Narayan

Contact Number: 0401 303 537

2. BACKGROUND

Getex initially visited the Masters Home Improvement Development Site on the 18th of March 2013 to inspect ground surfaces that were contaminated with asbestos cement sheeting debris. Getex subsequently prepared an Asbestos Removal Control Plan (report 7407.01.ARCP). The asbestos contaminated areas on site were thereafter referenced as the 'Asbestos Exclusion Zone.' The Asbestos Exclusion Zone formerly consisted of a rugby league sports field that has been excavated for the purposes of constructing a slab/footing for the new store.

The Asbestos Removal Control Plan provided the client (Attcall Civil Contractors Pty Ltd) with two asbestos management options for the Asbestos Exclusion Zone.

Option 1 was to excavate and remove all asbestos contaminated soil offsite to an appropriate waste receivable facility whilst Option 2 outlined how to encapsulate the asbestos contaminated soil on site.

Option 2 (Encapsulation) was elected by the client as the most suitable way to proceed. Following encapsulation works, Getex was requested to re-attend the site and conduct an inspection to confirm if the encapsulation had taken place to a satisfactory industry standard (refer to Appendix B - Asbestos Clearance Certificate 7407.01.ASCC). The clearance inspection result confirmed that the encapsulation was carried out to a satisfactory standard.

Getex was then subsequently requested by Jordan Kenyon of Attcall Civil Contractors Pty Ltd to prepare an Asbestos Management Plan for the encapsulated asbestos contaminated soil remaining at subsurface levels onsite.

3. SCOPE

Getex was commissioned by Jordan Kenyon of Attcall Civil Contractors Pty Ltd to prepare an Asbestos Management Plan document to outline general health and safety procedures associated with managing the asbestos containing material that is encapsulated within the Masters Home Improvement Site at subsurface levels. The Asbestos Management Plan is limited to the soil that is encapsulated within the 'Asbestos Exclusion Zone' as previously outlined within report 7407.01.ARCP.

4. DEFINITIONS

Asbestos Related Works Any activities that may disturb the encapsulated asbestos contaminated soil in any way.

5. LIMITATIONS

Getex and its staff members are professionally qualified and trained to achieve a suitable level of competency for the tasks undertaken.

Although all work is performed to a professional and diligent standard, the potential variance between the practical limitations of the scope of work undertaken, the cost of our services, all possible issues of concern, and any loss or damages which may be associated with our work are such that we cannot warrant that all issues of concern have been identified. We therefore limit any potential liability associated with our work to the cost of our services.

This document is limited to outlining general health and safety procedures/precautions that are recommended to be applied for the ongoing OHS management with sole regard to the identified asbestos hazards under typical conditions. This document does not address all health and safety issues that may be required to be addressed during future works/conditions that might prevail as it is not possible to anticipate at the time of preparation of this report all possible issues that could arise during future works/conditions. Furthermore this document does not address non-asbestos related issues of concern such as the health and safety requirements of general demolition/construction works.

This document has been prepared for a specific objective and within a specified scope of work as agreed between the Client and Getex. As such this report is only for the use of the Client for the intended objective and must not be used for any other purpose. It is the responsibility of any party using this report to fully check to their satisfaction if this report is suitable for their intended use.

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6. LOCATION AND RISK ASSESSMENT OF THE IDENTIFIED ASBESTOS

Asbestos contaminated soil is encapsulated within the area on site known as the 'Asbestos Exclusion Zone' (refer to Appendix A for a Site Map). This area will contain the footing and concrete slab required to build the new Masters Home Improvement Store on the above surfaces. The encapsulated asbestos soil is situated on the northern half of the proposed Main Floor-space of the new Store to be constructed. A section of carpark will also be constructed above the encapsulated surfaces.

The likelihood of future activities impacting any asbestos impacted soil is considered by the consultant to be extremely rare as the surfaces above the encapsulated area will be predominantly floor-space for the new Masters Home Improvement Store.

The asbestos containing materials identified within the encapsulation is classified as **Non-Friable (Bonded) Asbestos**.

The following asbestos classification definitions are taken from the WH&S Regulation 2011; the NSW WorkCover Working with Asbestos Guide, 2008 and the the Safe Work Australia Code of Practice (How to Safely Remove Asbestos) approved under Section 274 of the Work Health and Safety Act 2011.

FRIABLE ASBESTOS

WH&S Regulation 2011

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.

WorkCover – Working with Asbestos, 2008

Friable asbestos material is any material that contains asbestos and is in the form of a powder or can be crumbled, pulverized or reduced to powder by hand pressure when dry. Sprayed limpet, millboard, pipe and boiler lagging are examples of friable asbestos.

Any asbestos cement products that have been subjected to weathering, or damaged by hail, fire or water blasting, are considered to be friable asbestos and an asbestos removal contractor with a WorkCover licence for friable asbestos is required for its removal.

Safe Work Australia Code of Practice (How to Safely Remove Asbestos) approved under Section 274 of the Work Health and Safety Act 2011.

Means material that is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry, and contains asbestos.

BONDED ASBESTOS (NON FRIABLE ASBESTOS)

WH&S Regulation 2011

Bonded asbestos material means any material (other than friable asbestos material) that contains asbestos.

WorkCover – Working with Asbestos, 2008

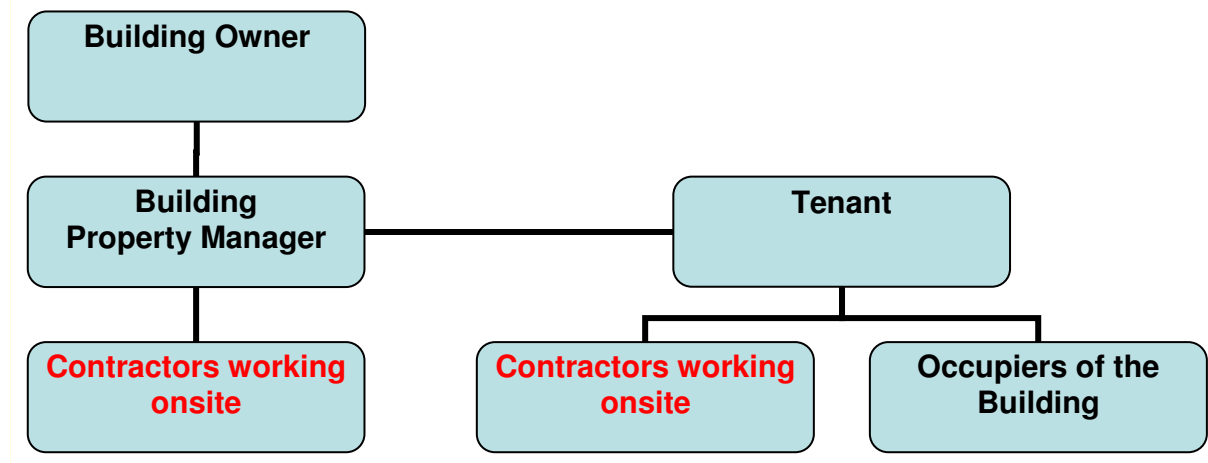
Bonded asbestos material is any material that contains asbestos in a bonded matrix. It may consist of Portland cement or various resin/binders and cannot be crushed by hand when dry. Asbestos cement (AC) products and electrical metering boards in good condition are examples of bonded asbestos material.

Safe Work Australia Code of Practice (How to Safely Remove Asbestos) approved under Section 274 of the Work Health and Safety Act 2011.

Means material containing asbestos that is not friable, including material containing asbestos fibres reinforced with a bonding compound.

7. HEIRARCHY OF CONTROL

The Building Owner is to ensure that a hierarchy of control is established between individuals identified within each level of control and those individuals made responsible for the effective implementation of the Asbestos Management Plan:



8. CONSULTATION, INFORMATION AND INDUCTION

In the case of any works (including emergency works) taking place at subsurface levels, the Building Property Manager and the Tenant is to ensure that all contractors undertaking work on or adjacent to the encapsulation have undergone an appropriate site specific induction in relation to the asbestos containing material that has been encapsulated onsite. The induction program is to be inclusive of the following:

- Information about asbestos containing material to which contractors/employees are or may be exposed to in the course of their work. Information is to include the nature of the hazard, identification of asbestos containing material and risks to health arising from exposure.
- Information about the location of the encapsulated asbestos (i.e. the site map within Appendix A).
- Details of the asbestos containing material onsite, including processes and safe work procedures to be followed to prevent exposure.
- 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.
- The purpose of any exposure monitoring or health monitoring that may occur and the exposure standard for asbestos.

Records of all inductions must 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. WorkCover NSW).

Any contractor, maintenance staff, employee or other authorised persons who may potentially disturb the asbestos containing material on site must acknowledge within their Safe Work Method Statement and Risk Assessment the presence of asbestos within subsurface levels at these areas and the appropriate controls are to be subsequently implemented.

9. CONTROL MEASURES

The following control measures have been implemented onsite:

- The asbestos contaminated soil has been encapsulated by a 200um thick geo-fabric material. The geo-fabric layer was then overlain with imported validated fill (free of asbestos containing materials) in order to raise the fill level by approximately 1 metre as required for construction activities.

10. STEPS REQUIRED DURING ASBESTOS RELATED WORKS

10.1 General Site Set Up

Prior to the commencement of asbestos related works the following procedures are to be observed:

- All bonded (non-friable) asbestos related work is to be undertaken by a Class A or B licensed contractor.
- An exclusion zone from the work areas is to be established, barricaded and access restricted.
- An appropriate Safe Work Method Statement and Risk Assessment are to be prepared by all parties involved and followed in accordance with site safety procedures. All personnel must read and sign each relevant document.
- Establish area for decontamination facilities (area for wetting down and disposal of PPE).
- All appropriate signage is to be erected, including appropriate asbestos warning signs.

10.2 General Requirements for Decontamination Works

During asbestos related works the following procedures are to be observed:

- All workers to wear appropriate Personal Protective Equipment (PPE), including respiratory protection (P2 or higher protection), gloves, disposable overalls and safety shoes.

- Ensure all safety procedures are in place prior to starting work.

At the completion of each work shift use:

- Established area for decontamination facilities.
- Established area for wash down (decontamination) of equipment.

All used PPE is to be placed in 200µm thick plastic bags and disposed of as asbestos contaminated waste.

10.3 Asbestos Air Monitoring & Clearance Inspection(s)

- NATA accredited asbestos air monitoring is to be undertaken during all asbestos related works by a company such as Getex Pty Ltd.
- If the results of the asbestos air monitoring during the asbestos related works indicate that airborne asbestos levels are equal to or exceed 0.02 fibres/mL, the Contractor shall cease work immediately, the work practice shall be reviewed with appropriate measures taken to rectify the problems.
- Following all asbestos related works an Occupational Hygienist from a company such as Getex Pty Ltd is to conduct a Clearance Inspection. The Clearance Inspection will involve:
 - A visual inspection to check if all visually identified asbestos containing material has been removed/re-encapsulated to a satisfactory industry standard; and
- Subsequent to satisfactory Clearance Inspection result an Asbestos Clearance Certificate will be issued.

11. EMERGENCY RESPONSE

In the event of an uncontrolled disturbance of any subsurface asbestos containing materials, the following procedures are to be observed:

- An exclusion zone from the contaminated area is to be established, barricaded and access restricted.
- All appropriate signage is to be erected surrounding the exclusion zone, including appropriate asbestos warning signs.
- Establish and utilise an area for decontamination facilities for wetting down and disposal of contaminated clothing (If required).
- An independent consultant competent in asbestos related contamination issues, such as Getex Pty Ltd, is to be contacted to facilitate asbestos management/removal activities.

12. REVIEW OF THE ASBESTOS MANAGEMENT PLAN

The Property Manager must ensure the Asbestos Management Plan is reviewed and, if necessary, revised at least once every five years or when:

- When asbestos is removed from or further disturbed on the site;
- The plan is no longer adequate for managing the asbestos containing material identified on site; or
- A health and safety representative requests a review if they reasonably believe that any of the matters listed in the above points affects or may affect the health and safety of a member of their work group.

13. ACCESSING THE ASBESTOS MANAGEMENT PLAN

The Property Owner must ensure that the Asbestos Management Plan is provided and readily accessible to:

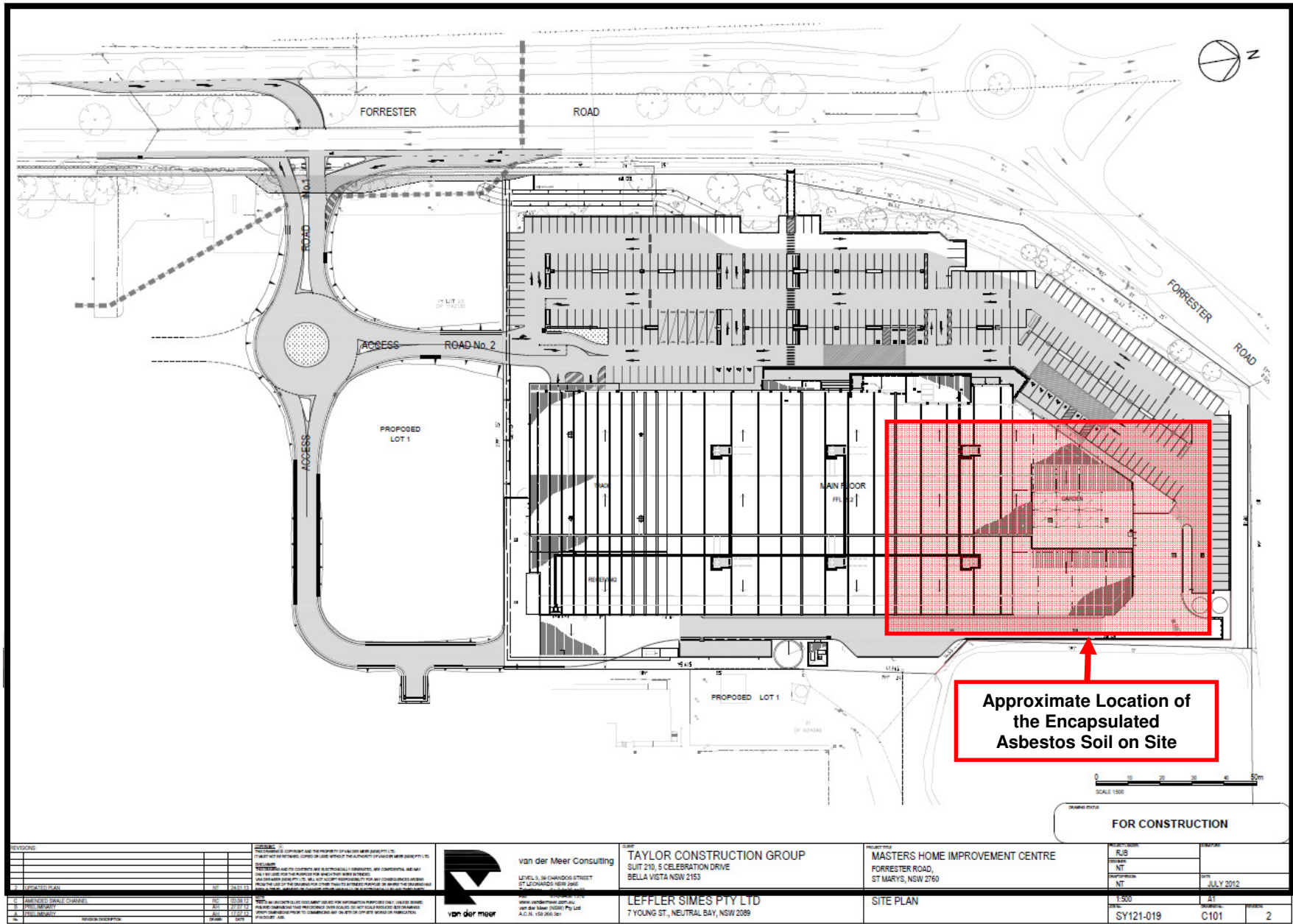
- Any worker who has carried out, carries out or intends to carry out asbestos related work at the Site;
- Health and safety representatives who represent workers that carry out or intend to carry out asbestos related work at the Site;
- Any person conducting a business or undertaking who has carried out, carries out or intends to carry out asbestos related work at the Site; and
- Any person conducting a business or undertaking who has required, requires or intends to require asbestos related work to be carried out at the Site.

Records of the individuals supplied with the Asbestos Management Plan must be kept by Property Owners for a period of up to 5 years.



APPENDIX A

Site Map





APPENDIX B
Asbestos Clearance Certificate
(7407.01.ASCC)



ASBESTOS CLEARANCE CERTIFICATE

Report Number: 7407.01.ASCC
Report Date: 11 April 2013

1. CLIENT DETAILS

Client Company: Attcall Civil Contractors Pty Ltd
Client Contact: Jordan Kenyon
Client Address: PO Box 486
LPO NARELLAN NSW 2567

2. SITE DETAILS

Inspection Site: Masters Home Improvement – Development Site
Forrester Road
ST MARYS NSW 2760

Removal/Treatment Contractor: Attcall Civil Contractors Pty Ltd

3. INSPECTION DETAILS

Area Inspected: The surfaces of the geo-fabric indicator material that has been installed over the asbestos contaminated soils at the northern section of the above mentioned Inspection Site (Approximate Dimensions: 100 metres x 80 metres).

Refer to Appendix I for Site Photographs.

Exclusions: Any potentially asbestos containing material exposed at a time later than the Time of Inspection due to the actions of wind, rain, physical or mechanical disturbance.



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Date of Inspection: 10 April 2013
Time of Inspection: 13:55 hrs
Inspected By: Kris Narayan & Michael Tierney of GETEX

4. SCOPE

Following the encapsulation of asbestos contaminated soils, GETEX PTY LIMITED was requested by Jordan Kenyon of Attcall Civil Contractors Pty Ltd to attend the above mentioned site to confirm if the geo-fabric indicator layer was installed to a satisfactory industry standard.

5. RESULTS

No visually identifiable asbestos containing materials were identified at the Time of Inspection within the Area Inspected and based on the results of the inspection it is considered that the encapsulation of asbestos contaminated soils was carried out to a satisfactory industry standard.

6. LIMITATIONS

GETEX PTY LTD and its staff members are professionally qualified and trained to achieve a suitable level of competency for the tasks undertaken.

Although all work is performed to a professional and diligent standard, the potential variance between the practical limitations of the scope of work undertaken, the cost of our services, all possible issues of concern, and any loss or damages which may be associated with our work are such that we cannot warrant that all issues of concern or all asbestos containing materials have been identified. We therefore limit any potential liability associated with our work to the cost of our services.

The inspection was limited to the Area Inspected at the Time of Inspection and subject to the Exclusions noted.

Best Regards,



Kris Narayan
Operations Manager



APPENDIX I

Site Photographs



Photograph 1

The geo-fabric material covering the northern section of the site.



Photograph 2

Close up of geo-fabric layer along with the commencement of validated fill being placed above the indicator layer as part of the encapsulation process.