Sprayed vermiculite ceiling coating management plan, Condell Park High School, Condell Park, NSW

August 2006

NSW Department of Commerce
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1. Introduction

1.1 Background

Asbestos vermiculite plaster sprayed to the underside of ceilings was identified in June/July 2006 at Condell Park High School, Third Avenue, Condell Park, NSW. The vermiculite coatings were present throughout various classrooms and other rooms within Blocks A and D. In order to manage the risk of exposure to asbestos, temporary encapsulation of the vermiculite coatings was carried out during July/August 2006. It is understood that the vermiculite material is to be removed or permanently enclosed during the December 2006/January 2007 holiday period.

1.2 Asbestos control works

The control work completed comprised:

- Sealing of sprayed vermiculite coatings that had been applied to the underside of ceilings using acrylic paint and/or PVA.
- Removal, clean-up and disposal of all loose or dislodged vermiculite material from the underside of ceilings and any other affected surfaces in the vicinity of the work area.

The asbestos control work was carried out during July and August 2006.

1.3 Clearances

At the completion of each stage of work, that is, after the application of paint or PVA a clearance was carried out. Clearances involved a visual inspection for the presence of loose vermiculite material / debris, the suitability of the encapsulation works and air monitoring tests for the presence of airborne asbestos fibres.

All clearances were successfully passed, with the rooms affected cleared to be re-occupied subject to the requirements of this management plan. Clearance certificates are presented in Appendix B.
2. **Asbestos materials**

2.1 **Background**

Sprayed vermiculite coatings typically contain trace amounts of asbestos fibres held within a plaster matrix. Vermiculite poses a low risk to health when left undisturbed. However, due to the potential for crumbling, vermiculite requires appropriate management.

Vermiculite material will be considered to be *Friable* by the WorkCover Authority of NSW, and therefore can only be disturbed by a contractor whom holds a friable asbestos licence and an appropriate permit.

As a short-term measure, all vermiculite coated ceilings have been encapsulated with a layer of paint and/or PVA. This layer further binds the vermiculite reducing the potential for lose material to break away / dislodge and acts as a barrier between asbestos fibres and the occupied areas.

This plan is for the management of vermiculite coated ceilings only, and should be read in conjunction with the existing DET Asbestos Management Plan for all other identified asbestos materials within the school.

2.2 **Vermiculite ceiling locations**

The locations are presented and *Figure 1* and are detailed as follows:

2.2.1 **Block A**

All rooms, corridors and internal areas within Block A with the exception of AR0020 have sprayed vermiculite coatings applied to underside of the ceilings.

2.2.2 **Block D**

All rooms, corridors and internal areas within Block D with the exception of DR0023 have sprayed vermiculite coatings applied to underside of the ceilings.

2.3 **Risk management**

The in-situ asbestos within the vermiculite material will be classified as low risk providing the following is undertaken:

- The control measures installed are fully maintained.
- The vermiculite remains undisturbed.
The vermiculite remains under the control of an asbestos management plan.

Any work undertaken on or near the asbestos materials is under the control of a permit to work where the contractor has acknowledged the presence of asbestos and has prepared a safe work method statement(s) to ensure that vermiculite coatings are not disturbed by any activity and that airborne asbestos fibres are not generated.
## 3. Asbestos register

### Table 3.1: Asbestos Register – Vermiculite ceilings only, Condell Park High School, Condell Park NSW

<table>
<thead>
<tr>
<th>Event</th>
<th>Primary location</th>
<th>Secondary location</th>
<th>Description of Material</th>
<th>Extent</th>
<th>Condition</th>
<th>Risk Status</th>
<th>Control Priority</th>
<th>Control Recommendation / Comments</th>
<th>Re-inspection date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Ground floor, ceilings</td>
<td>all rooms, corridors and internal areas except AR0020</td>
<td>Asbestos-containing vermiculite applied to ceilings</td>
<td>Throughout ceilings</td>
<td>Good – sealed with paint</td>
<td>Low</td>
<td>Low</td>
<td>Do not disturb surface. Inspect area annually for signs of surface wear and possible debris. Consider removal at earliest convenient opportunity</td>
<td>August 2007</td>
</tr>
<tr>
<td>2</td>
<td>First floor, ceilings</td>
<td>all rooms, corridors and internal areas</td>
<td>Asbestos-containing vermiculite applied to ceilings</td>
<td>Throughout ceilings</td>
<td>Good – sealed with paint</td>
<td>Low</td>
<td>Low</td>
<td>Do not disturb surface. Inspect area annually for signs of surface wear and possible debris. Consider removal at earliest convenient opportunity</td>
<td>August 2007</td>
</tr>
<tr>
<td>Block D</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Ground floor, ceilings</td>
<td>all rooms, corridors and internal areas except DR0023</td>
<td>Asbestos-containing vermiculite applied to ceilings</td>
<td>Throughout ceilings</td>
<td>Good – sealed with paint</td>
<td>Low</td>
<td>Low</td>
<td>Do not disturb surface. Inspect area annually for signs of surface wear and possible debris. Consider removal at earliest convenient opportunity</td>
<td>August 2007</td>
</tr>
<tr>
<td>4</td>
<td>First floor, ceilings</td>
<td>all rooms, corridors and internal areas</td>
<td>Asbestos-containing vermiculite applied to ceilings</td>
<td>Throughout ceilings</td>
<td>Good – sealed with paint</td>
<td>Low</td>
<td>Low</td>
<td>Do not disturb surface. Inspect area annually for signs of surface wear and possible debris. Consider removal at earliest convenient opportunity</td>
<td>August 2007</td>
</tr>
</tbody>
</table>

*Refer to Appendix C for Control Priority definitions

Refer to Figure 1 for detail of area locations
4. Vermiculite ceiling routine management

4.1 Inspections

In order to monitor the effectiveness of onsite management it is essential that the affected areas be regularly inspected. A visual inspection of the vermiculite ceilings should be carried out to ensure that the surface is sealed and in a good and stable condition. Such inspections should occur on the following occasions:

- At three monthly intervals (eg a walkover of the affected rooms).
- Whenever damage or disturbance has been reported.

Should the surface of the ceiling appear damaged, further treatment may be required such as sealing with paint or PVA. If the vermiculite appears to be loose or dislodged, it should be removed. Any works associated with the vermiculite should be conducted by a licensed asbestos contractor (AS1).

4.2 Management

- Access to ceilings by school staff, students or visitors is prohibited.
- Labels may be required to warn of the asbestos contained within the vermiculite ceiling coatings. Labels must comply with Australian Standards AS1216 and AS1319.
- No member of school staff, student or visitor shall penetrate the ceiling. Fixtures must not be installed onto the ceiling.
- As a re-assurance measure, it is recommended that background air monitoring for asbestos fibres is carried out on an annual basis. Such monitoring should be carried out representative classrooms immediately below the vermiculite coated ceilings.
- Air monitoring should be in accordance with the National Occupational Health & Safety Commission’s Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust.
- Air monitoring tests shall be conducted to provide a quantitative measurement of the effectiveness of the asbestos control measures.
4.3 Maintenance

It is most important that all remediation measures carried out on the affected areas are maintained as per the original application. In this instance the following must be ensured:

- All surface treatment (ie the application of paint / PVA) must be fully maintained.

If any portion of a vermiculite ceiling is found to be damaged (ie surface cover has been damaged that has resulted or may result in the material becoming exposed) the DET Asset Management Directorate should be immediately contacted.

A check list of site management requirements has been included as Appendix A of this document. This check list should be used whenever regular inspections are carried out and where maintenance issues have been raised. The check list is specific to the requirements of the vermiculite ceilings at Condell Park HS and sets out the frequency of inspections required. It is recommended that that a hard copy of the check list retained by the school and field copies taken when required.
5. Vermiculite ceiling maintenance works management

- Any contractor, maintenance person, Department of Commerce staff, Department of Education & Training staff or other authorised person whom requires access to the affected rooms to undertake any form of work must acknowledge the presence of asbestos within the vermiculite ceiling coatings. A copy of the asbestos register must be made available to them prior to entering the affected room(s).

- Any contractor, maintenance person, Department of Commerce staff, Department of Education & Training staff or other authorised person whom needs to perform work within any affected rooms must complete a permit to work or similar form that ensures that any work in the room will not disturb the vermiculite material.

- If work is to be carried out in an affected room that will disturb or potentially disturb the vermiculite material, the contractor, maintenance person, Department of Commerce staff, Department of Education & Training staff or other authorised person must engage a specialist asbestos removal contractor who holds a friable asbestos licence to undertake the work. The licensed contractor should prepare a safe work method statement detailing procedures to be followed that ensures personnel working in the affected room and any other person within the school will not be exposed to asbestos fibres. The work area must be completely enclosed and work must be undertaken out of school hours.

- Work in progress asbestos air monitoring should be carried out during any work that disturbs or potentially will disturb the vermiculite material. Air monitoring should be in accordance with the National Occupational Health & Safety Commission’s Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)] and be conducted by NATA accredited personnel operating from a NATA registered laboratory.

- All asbestos management measures originally installed must be re-instated at the completion of work and prior to the removal of the work area enclosure unless all vermiculite material has been removed.

An Asbestos Management Plan (AMP) is due to be implemented for all NSW state schools and educational facilities. Such a plan will include procedures for managing friable asbestos and working on asbestos. A generic permit to work template will also be included in the management plan which can be used where any works is required that may disturb the vermiculite materials within the affected rooms.
6. **Permit to work**

Any contractor who is to work on any of the vermiculite coatings to ceilings or in the vicinity of these materials must complete a permit to work form. The permit to work is included as Appendix A of the AMP.

Before being issued with a permit to work, individuals will be required to read and understand the AMP as well as copies of relevant asbestos registers. Individuals must be aware of their legal obligations in relation to health and safety specified in the Occupational Health and Safety Act 2000 and the Occupational Health and Safety Regulation 2001.

The permit to work is designed to ensure appropriate work practices are employed in the vicinity of asbestos containing materials/products. The permit to work will document what asbestos is to be removed, encapsulated or otherwise protected, prior to the contracted maintenance or building works proceeding. The permit to work will also indicate whether other requirements such as use of personal protective equipment (PPE), the installation of barricading and airborne fibre monitoring are necessary.

When work is completed, or the permit to work expires (whichever occurs first), the permit shall be signed and returned to the DET Facility Manager to cancel it after ensuring that a safe situation exists.

The DET Asset Management Directorate shall be advised immediately of any incidents of non-compliance that have occurred with the AMP.

6.1 **Legislative requirements**

- All friable asbestos removal and disposal work shall be carried out in accordance with the requirements of the WorkCover Guidelines for Licensed Asbestos Removal Contractors.

- The friable asbestos contractor shall provide WorkCover notification of the proposed work at least seven days prior to the commencement of any work in accordance with NSW Occupational Health and Safety Regulation 2001.

7. Safe work procedures for friable asbestos work

- The removal Contractor must develop a site specific asbestos removal plan before commencing the asbestos work. Such a plan must be prepared in accordance with section 8 of the Code of Practice for the Safe Removal of Asbestos.
- Only personnel who have been trained in work procedures for the safe removal of asbestos (greater than one year’s experience) shall work on the friable asbestos. A trained, experienced operator must remain on duty outside the removal enclosure at all times asbestos removal is in progress. A resume for all persons undertaking asbestos removal works must be submitted to the Principal prior to the commencement of work on the sites.
- Wet Removal Requirement - Removal of asbestos containing material must generally be carried out by wet removal techniques. As the asbestos material becomes accessible during the removal process, it shall be thoroughly wet down. Care must be exercised to prevent excessive use of water. The contractor will be held responsible for any water damage.
- Asbestos dusts and residues, asbestos removal areas and enclosures, shall be vacuumed with an approved vacuum cleaner conforming with the requirements of AS 3544, and fitted with High Efficiency Particulate Air (HEPA) filtration conforming with AS 4260. Wet wiping and other cleaning techniques may also be required on particular surfaces.
- Decontamination facilities and procedures shall be to the complete satisfaction of a Hygienist.
- Any signage existing prior to removal must be re-affixed to any new or existing assembly.
- The Contractor must ensure that the air breathed by a person doing asbestos removal work in an asbestos removal area does not contain a greater concentration of airborne asbestos fibres than stated in the National Exposure Standard for the type of asbestos (amassed) being removed.
- On completion of the asbestos work and following an inspection and subsequent certification by a Hygienist of the cleanliness of the work area and the enclosure, all surfaces must be sealed with PVA and applied by means of airless spray equipment. Prior to commencing clearance asbestos monitoring, the Hygienist shall inspect all internal surfaces within the asbestos removal area to verify adequate coverage of the PVA (where accessible). PVA adhesive should be mixed with a water-based paint or other appropriate colour to ensure that the PVA application is visible where applied.
Figures

Site Layout Plans
Appendix A

Ceiling Inspections Check List
# Condell Park High School ceilings vermiculite management checklist – Routine three monthly inspections

<table>
<thead>
<tr>
<th>Block</th>
<th>Location description</th>
<th>Three monthly inspections</th>
<th>Initial inspection</th>
<th>Subsequent three-monthly inspections</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Ground floor</td>
<td>Application of paint / PVA adequate (Y/N)</td>
<td>Date:</td>
<td>Date:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Loose / dislodged vermiculite visible (Y/N)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>First floor</td>
<td>Application of paint / PVA adequate (Y/N)</td>
<td>Date:</td>
<td>Date:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Loose / dislodged vermiculite visible (Y/N)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>Ground Floor</td>
<td>Application of paint / PVA adequate (Y/N)</td>
<td>Date:</td>
<td>Date:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Loose / dislodged vermiculite visible (Y/N)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>First Floor</td>
<td>Application of paint / PVA adequate (Y/N)</td>
<td>Date:</td>
<td>Date:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Loose / dislodged vermiculite visible (Y/N)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Condell Park High School ceilings vermiculite management – Incident inspections (eg after disturbance)

<table>
<thead>
<tr>
<th>Block</th>
<th>Location description</th>
<th>Incident inspections</th>
<th>Date of inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Ground floor</td>
<td>Application of paint / PVA adequate (Y/N) Loose / dislodged vermiculite visible (Y/N)</td>
<td>Date:</td>
</tr>
<tr>
<td>A</td>
<td>First floor</td>
<td>Application of paint / PVA adequate (Y/N) Loose / dislodged vermiculite visible (Y/N)</td>
<td>Date:</td>
</tr>
<tr>
<td>D</td>
<td>Ground Floor</td>
<td>Application of paint / PVA adequate (Y/N) Loose / dislodged vermiculite visible (Y/N)</td>
<td>Date:</td>
</tr>
<tr>
<td>D</td>
<td>First Floor</td>
<td>Application of paint / PVA adequate (Y/N) Loose / dislodged vermiculite visible (Y/N)</td>
<td>Date:</td>
</tr>
</tbody>
</table>
Appendix B

Clearance certificates
Asbestos Clearance Certificate
Department of Commerce

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Condell Park High School</th>
<th>Date</th>
<th>31/07/2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Third Avenue, Condell Park</td>
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</table>

**Removal Information**

<table>
<thead>
<tr>
<th>Name of Contractor</th>
<th>Spotless</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Areas of Work</td>
<td>Block D ceilings: DR0015 (Principals office), DR0016 (Admin office), DR0017 (Compactor), DR0021 (Printing room), DR0022 (Server room), DR0024 (Counsellor), DR0025 (Community liaison office), DR0026 (Deputy Principal's office), DR0027 (Safe room), DR0029 (Hallway).</td>
</tr>
<tr>
<td>Asbestos Material (type)</td>
<td>Sprayed vermiculite plaster applied to the underside of ceilings</td>
</tr>
<tr>
<td>Other Information</td>
<td>Vermiculite coatings sealed with acrylic paint</td>
</tr>
</tbody>
</table>

**Air Monitoring**

<table>
<thead>
<tr>
<th>Air monitoring results within removal area below detection limit? (tick box)</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
</tr>
</tbody>
</table>

Comments:
N/A

**Visual Inspection**

<table>
<thead>
<tr>
<th>Visual Inspection</th>
<th>Asbestos sealed in areas specified in accordance with applicable guidance and legislation? (tick box)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Comments:</td>
<td>Vermiculite appropriately sealed. No visible, accessible debris encountered</td>
</tr>
</tbody>
</table>

The vermiculite coatings to the ceilings listed above have been appropriately sealed with acrylic paint ensuring a low risk of exposure to potential asbestos fibres within the vermiculite provided it remains undisturbed. A routine inspection to determine the condition of this material is to be conducted in July 2008.

Signed: [Signature]  Name (Print): Tom McCarthy  Date: 31/07/08

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Asbestos Clearance Certificate

Department of Commerce

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Condell Park High School</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>01/08/2006</td>
</tr>
<tr>
<td>Site Location</td>
<td>Third Avenue, Condell Park</td>
</tr>
</tbody>
</table>

**Removal Information**

<table>
<thead>
<tr>
<th>Name of Contractor</th>
<th>Spotless</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Areas of Work</td>
<td>Block D ceilings: DR0029, DR0013, DR0012, DR0011, DR0010, DR0009, DR0028, DR0005, DR0007, DR0006, DR0003, DR0002 &amp; DR0001</td>
</tr>
<tr>
<td>Asbestos Material (type)</td>
<td>Sprayed vermiculite plaster applied to the underside of ceilings</td>
</tr>
<tr>
<td>Other Information</td>
<td>Vermiculite coatings sealed with acrylic paint</td>
</tr>
</tbody>
</table>

**Air Monitoring**

Air monitoring results within removal area below detection limit (tick box)

- [x] Yes
- [ ] No

Comments:

The vermiculite coatings to the ceilings listed above have been appropriately sealed with acrylic paint ensuring a low risk of exposure to potential asbestos fibres within the vermiculite provided it remains undisturbed. A routine inspection to determine the condition of this material is to be conducted in July 2008.

**Visual Inspection**

Asbestos sealed in areas specified in accordance with applicable guidance and legislation? (tick box)

- [x] Yes
- [ ] No

Comments:

Vermiculite appropriately sealed. No visible, accessible debris encountered.

Signed: [Signature]
Name (Print): Tom McCarthy
Date: 16/08/06
# Asbestos Clearance Certificate

**Department of Commerce**

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Condell Park High School</th>
<th>Date</th>
<th>3/08/2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Third Avenue, Condell Park</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Removal Information

<table>
<thead>
<tr>
<th>Name of Contractor</th>
<th>Spotless / Envirotech</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Areas of Work</td>
<td>Block D first floor ceilings: DR1001, DR1002, DR1004, DR1017</td>
</tr>
<tr>
<td>Asbestos Material (type)</td>
<td>Sprayed vermiculite plaster applied to the underside of ceilings</td>
</tr>
<tr>
<td>Other Information</td>
<td>Vermiculite coatings sealed with acrylic paint</td>
</tr>
</tbody>
</table>

## Air Monitoring

- Air monitoring results within removal area below detection limit? (tick box)
  - [x] Yes
  - [ ] No

Comments:
Certificate attached

## Visual Inspection

- Asbestos sealed in areas specified in accordance with applicable guidance and legislation? (tick box)
  - [x] Yes
  - [ ] No

Comments:
Vermiculite appropriately sealed. No visible, accessible debris encountered.

The vermiculite coatings to the ceilings listed above have been appropriately sealed with acrylic paint ensuring a low risk of exposure to potential asbestos fibres within the vermiculite provided it remains undisturbed. A routine inspection to determine the condition of this material is to be conducted in August 2008.

Signed: [Signature]
Name (Print): Ben Miller
Date: 16/08/2006
# Asbestos Clearance Certificate

**Department of Commerce**

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Condell Park High School</th>
<th>Date</th>
<th>4/08/2006</th>
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<tbody>
<tr>
<td>Site Location</td>
<td>Third Avenue, Condell Park NSW, 2200</td>
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## Removal Information

<table>
<thead>
<tr>
<th>Name of Contractor</th>
<th>Spotless / Envirotech</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Areas of Work</td>
<td>Block D first floor ceilings: DR1005, DR1015, DR1016 (classroom DR1012, DR1013, DR1018)</td>
</tr>
<tr>
<td>Asbestos Material (Type)</td>
<td>Sprayed vermiculite plaster applied to the underside of ceilings</td>
</tr>
<tr>
<td>Other Information</td>
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</tbody>
</table>

## Air Monitoring

<table>
<thead>
<tr>
<th>Air monitoring results within removal area below detection limit? (tick box)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Yes</td>
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**Comments:**
Certificate attached

## Visual Inspection

<table>
<thead>
<tr>
<th>Asbestos sealed in areas specified in accordance with applicable guidance and legislation? (tick box)</th>
</tr>
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<tbody>
<tr>
<td>☑ Yes</td>
</tr>
</tbody>
</table>

**Comments:**
Vermiculite appropriately sealed. No visible, accessible debris encountered

The vermiculite coatings to the ceilings listed above have been appropriately sealed with acrylic paint ensuring a low risk of exposure to potential asbestos fibres within the vermiculite provided it remains undisturbed. A routine inspection to determine the condition of this material is to be conducted in August 2008.

**Signed:**

<table>
<thead>
<tr>
<th>Name (Print):</th>
<th>Vesna Cokleska</th>
<th>Date:</th>
<th>04/08/2006</th>
</tr>
</thead>
</table>

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Asbestos Clearance Certificate

Department of Commerce

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Condell Park High School</th>
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</thead>
<tbody>
<tr>
<td>Site Location</td>
<td>Third Avenue, Condell Park</td>
</tr>
<tr>
<td>Date</td>
<td>07/08/2006</td>
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### Removal Information

<table>
<thead>
<tr>
<th>Name of Contractor</th>
<th>Spotless / Envirotech</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Areas of Work</td>
<td>Block D first floor ceilings: DR1013, DR1014, DR1008, DR1007, DR1010, DR1011, DR1008, DR1018, DR1009, DR1012 &amp; DR1009. Block A first floor ceilings: AR1016</td>
</tr>
<tr>
<td>Asbestos Material (type)</td>
<td>Sprayed vermiculite plaster applied to the underside of ceilings</td>
</tr>
<tr>
<td>Other Information</td>
<td>Vermiculite coatings sealed with acrylic paint</td>
</tr>
</tbody>
</table>

### Air Monitoring

- **Air monitoring results within removal area below detection limit (tick box):**
  - [ ] Yes
  - [x] No

**Comments:** Certificate attached

### Visual Inspection

- **Asbestos sealed in areas specified in accordance with applicable guidance and legislation (tick box):**
  - [x] Yes
  - [ ] No

**Comments:** Vermiculite appropriately sealed. No visible, accessible debris encountered

The vermiculite coatings to the ceilings listed above have been appropriately sealed with acrylic paint ensuring a low risk of exposure to potential asbestos fibres within the vermiculite provided it remains undisturbed. A routine inspection to determine the condition of this material is to be conducted in August 2008.

**Signed:**

**Name (Print):** Ben Miller

**Date:** 17/08/2006

*Over a Century of Engineering Excellence*

Parsons Brinckerhoff Australia Pty Limited ACN 076 004 708 and Parsons Brinckerhoff International (Australia) Pty Limited ACN 006 476 056 trading as Parsons Brinckerhoff ABN 84 797 323 433
Asbestos Clearance Certificate

Department of Commerce

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Condell Park High School</th>
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<tbody>
<tr>
<td>Date</td>
<td>9/08/2006</td>
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<tr>
<td>Site Location</td>
<td>Third Avenue, Condell Park</td>
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## Removal Information

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<tr>
<th>Name of Contractor</th>
<th>Spotless / Envirotech</th>
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<tr>
<td>Specific Areas of Work</td>
<td>Block A first floor ceilings: AR1003, AR1002, AR1001, AR1018, AR1017</td>
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<tr>
<td>Asbestos Material (type)</td>
<td>Sprayed vermiculite plaster applied to the underside of ceilings</td>
</tr>
<tr>
<td>Other Information</td>
<td>Vermiculite coatings sealed with acrylic paint</td>
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## Air Monitoring

Air monitoring results within removal area below detection limit? (tick box)

- [ ] Yes
- [x] No

Comments:
Certificate attached

## Visual Inspection

Asbestos sealed in areas specified in accordance with applicable guidance and legislation? (tick box)

- [x] Yes
- [ ] No

Comments:
Vermiculite appropriately sealed. No visible, accessible debris encountered

The vermiculite coatings to the ceilings listed above have been appropriately sealed with acrylic paint ensuring a low risk of exposure to potential asbestos fibres within the vermiculite provided it remains undisturbed. A routine inspection to determine the condition of this material is to be conducted in August 2008.

Signed: [Signature]

Name (Print): Gallia Nikolaeva

Dates: 09/08/2006
# Asbestos Clearance Certificate

## Department of Commerce

<table>
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<tr>
<th>Site Name</th>
<th>Condell Park High School</th>
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<th>11/08/2006</th>
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<th>Spotless / Envirotech</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Areas of Work</td>
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<tr>
<td>Other Information</td>
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## Air Monitoring

- All monitoring results within removal area below detection limit? (tick box)
  - [x] Yes
  - [ ] No

- Comments:
  - Certificate attached

## Visual Inspection

- Asbestos sealed in areas specified in accordance with applicable guidance and legislation? (tick box)
  - [x] Yes
  - [ ] No

- Comments:
  - Vermiculite appropriately sealed. No visible, accessible debris encountered

The vermiculite coatings to the ceilings listed above have been appropriately sealed with acrylic paint ensuring a low risk of exposure to potential asbestos fibres within the vermiculite provided it remains undisturbed. A routine inspection to determine the condition of this material is to be conducted in August 2008.

## Signed

<table>
<thead>
<tr>
<th>Name (Print)</th>
<th>Galia Nikolaeva</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>11/08/2006</td>
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Appendix C

Control Priority Definitions
**Priority rating system for control recommendations**

The following priority rating system is adopted to assist in the programming and budgeting of the control of asbestos risk identified in the building.

*High Priority: Hazard with Significant Risk Potential*

An area has asbestos materials that 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 of the building with continued unrestricted use of this area. Prompt abatement of the hazard is recommended and instigation of control measures under a hazardous materials management plan.

*Medium Priority: Hazard with Elevated Risk Potential*

An area has asbestos materials with a potential for disturbance/exposure due to any of the following conditions:

1. the material has been disturbed or damaged and its current condition, while not posing an immediate risk, 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 installation, involving air-handling system, ceilings, lighting, fire safety systems or floor layout is scheduled.

Appropriate abatement measures should be taken at earliest possible convenient time. A negligible health risk exists if materials remain undisturbed under the control of an asbestos management plan.

*Low Priority: Maintenance Controllable – Potential Hazard during Demolition*

An area has asbestos materials, where the condition of the material is stable and has low potential of being disturbed and the material does not present an exposure risk unless disturbed such as being abraded, washed or dismantled.

Negligible health risks are present if materials are left undisturbed under the control of an asbestos management plan. Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

The asbestos materials should be re-inspected every 12 months.