Hazardous Materials Risk Assessment
Department of Juvenile Justice
Juniperina
169 Joseph Street, Lidcombe NSW 2141

Site Reference: CC036
Our Reference: C107484 : J121261
Date: February 2014
Limitations - Overview

Please note there are limitations associated with this report due to a range of factors, including, but not limited to the scope of works, survey methodology and inaccessible areas. 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.

This report is not adequate for the purposes of refurbishment or demolition works. This report must be reviewed prior to the commencement of such works and a more intrusive risk assessment undertaken to identify asbestos-containing materials which may be disturbed during building demolition or refurbishment works.

Refer to the Statement of Limitations for further details.
Refer to the Areas Not Accessed for further details.
Findings & Recommendations

Introduction

This report presents the findings of a Hazardous Materials Risk Assessment conducted for Department of Juvenile Justice located at 169 Joseph Street Lidcombe NSW 2141. The risk assessment was performed by Leigh Rampley on 12/02/2014.

This report was performed in accordance with:

- How to Manage and Control Asbestos in the Workplace: Code of Practice (SafeWork Australia, 2016)
- NSW Work Health & Safety Regulation 2011.

A hazardous materials survey inspection was undertaken by Noel Arnold & Associates in January 2009 (Report Ref: SD0130: 70860-24, dated February 2009) which may be cited in this report.

Scope Of Works

The scope of works for this project was as follows:

- Undertake a NATA-Accredited survey of the site in accordance with the requirements of ISO 17020
- Inspect representative and accessible areas of the site to identify the following hazardous materials Asbestos, SMF, PCB and Lead Paint (Lead Check)
- Identify the likelihood of hazardous materials in inaccessible areas
- Collect samples of suspected asbestos-containing materials
- Identify the types of hazardous materials and their condition
- Undertake representative lead paint identification using LeadCheck swabs
- Assess the risks posed by the materials
- Take photographs of suspected hazardous materials
- Compile a hazardous materials register for the site
- Recommend control measures and actions necessary to manage any hazardous material related risks
- Collect samples of asbestos in soils (Juvenile Correction Centres only) to provide some initial investigation as to the potential of asbestos contamination within soil at the Correctional Centres playing fields.

Refer to Methodology for full details.

Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item-specific findings are presented in the Hazardous Materials Register.

<table>
<thead>
<tr>
<th>Building / Level</th>
<th>Number of Items by Risk Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>High</td>
</tr>
<tr>
<td>Main Building (admin, school &amp; teachers) - Ground Level</td>
<td>0</td>
</tr>
<tr>
<td>Main Building (admin, school &amp; teachers) - Lower Ground Level</td>
<td>0</td>
</tr>
<tr>
<td>Detainee Blocks - Ground Level</td>
<td>0</td>
</tr>
<tr>
<td>Heritage Cottage - Ground Level</td>
<td>0</td>
</tr>
<tr>
<td>Heritage Cottage Garage - Ground Level</td>
<td>0</td>
</tr>
</tbody>
</table>

Totals 0 0 1

Summary of Identified Items

The following table provides a general overview of the types of hazardous materials identified on site; specific findings are presented in the Hazardous Materials Register.

<table>
<thead>
<tr>
<th>Building / Level</th>
<th>Asbestos</th>
<th>Hazardous Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Friable</td>
<td>SMF</td>
</tr>
<tr>
<td>Main Building (admin, school &amp; teachers) - Ground Level</td>
<td>YES</td>
<td></td>
</tr>
<tr>
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</table>
Recommendations

- Schedule periodic re-assessments of the asbestos-containing materials remaining in-situ to monitor their condition in accordance with the Code of Practice.
- Provide Asbestos Awareness training to staff and site personnel in accordance with the requirements of the Code of Practice.
- Synthetic Mineral Fibre (SMF) materials should be removed under controlled conditions prior to demolition/refurbishment works, in accordance with the requirements of the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].
- All identified lead-based paint systems should be maintained in good condition. Any works on lead-based paint systems likely to create dust, fumes or mist should be undertaken in accordance with AS 4361.2-1998 Guide to Lead Paint Management Part 2: Residential and Commercial Buildings.
- Areas highlighted in the Areas Not Accessed section as areas of 'no access' should be presumed to contain hazardous materials. Appropriate management planning should be implemented in order to control access to and maintenance activities in these areas, until such a time as they can be inspected and the presence or absence of hazardous materials can be confirmed.
- Should any personnel come across any suspected asbestos or hazardous materials, work should cease immediately in the affected areas until further sampling and investigation is performed.
- Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of the Code of Practice.
- Prior to demolition/refurbishment works undertake a destructive hazardous materials survey of the premises as per the requirements of the Code of Practice (SafeWork Australia, November 2013).
- Noel Arnold & Associates Pty Ltd can assist with the implementation of any of the above recommendations.
How to use this Register

The location and item information of identified materials

Hazard type: e.g. Asbestos, Lead Paint, SMF, etc.

Refer to the Sample Analysis Results for further details

Estimated quantity of material present

Details of warning labels present

The control priority and control recommendations indicate the recommended management actions, shaded according to priority. Refer to the Priority Rating System section for further information

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<th>Condition</th>
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This indicates if the material contains asbestos / hazardous materials:

Positive  
Item contains asbestos or other hazardous material.

Negative  
Item does not contain asbestos or other hazardous material covered in the scope of work.

Presumed Positive  
Item has not been sampled, but is visually similar to another positive sample or it is likely to contain asbestos / hazardous materials

Presumed Negative  
Item has not been sampled, but is visually similar to another negative sample or it is NOT likely to contain asbestos / hazardous materials

A photo of the item is within the Photo section

The potential of disturbance to material to liberate asbestos fibres

These are the risk assessment factors and risk rating of the item. Refer to the Risk Assessment Factors section for further information

Recommended re-inspection date, based on the risk rating of the material

Any information relating to remedial or removal works undertaken should be recorded by the Register controller.

Control Priority: The following priority rating system is adopted to assist in the programming and budgeting for control of asbestos risk identified in the assessment.

<table>
<thead>
<tr>
<th>Priority (P1)</th>
<th>Priority (P2)</th>
<th>Priority (P3)</th>
<th>Priority (P4)</th>
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<tbody>
<tr>
<td>Restrict access to area, organise abatement works ASAP, manage any remaining materials as part of an AMP.</td>
<td>Organise remedial works in the next few months &amp; manage any remaining materials as part of an AMP.</td>
<td>No short-term remedial works required. Review periodically and manage as part of an AMP.</td>
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## Juniperina

### Site Details
- Full Address: 169 Joseph Street Lidcombe NSW 2141
- Property ID: CC036
- Client Name: Department of Juvenile Justice

### Building Details
- Building Name: Main Building (admin, school & teachers)
- Est. Building Size: 2500 m²
- Roof Type: Metal
- Est. Building Age: 2004
- Construction Type: Brick
- Company: Noel Arnold & Associates

### Audit Details
- Number of Levels: 2
- Survey Date: 12-02-2014
- Inspected By: Leigh Rampley
- Estimate Building Size: 2500 m²
- Inspect By: Leigh Rampley
- Client Name: Department of Juvenile Justice

### Location - Item Description

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#### Main Building (admin, school & teachers) - Exterior - Ground Level

- **Caged Stored Area**
  - Stored Item - Fibre Cement Sheeting
  - Hazard Type: Asbestos
  - Sample No: Previously Sampled NAA 70660-24-03
  - Item Status: Negative

- **Eastern External Area**
  - Oven - Insulation - Kiln
  - Hazard Type: Asbestos
  - Sample No: Previously Sampled NAA 70660-24-02
  - Item Status: Negative

- **Exterior - Various Throughout**
  - Hot Water Service Insulation - Insulation Material - "Rheem"
  - Sample No: SMF
  - Item Status: Positive
  - Photo No: J121261-CC0 36-447
  - Est. Extent: 2 m²
  - Condition: Good, Bonded (SMF)
  - Control Recommendation: Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.

#### Main Building (admin, school & teachers) - Interior - Ground Level

- **Ceiling Space - Throughout**
  - Ductwork Insulation - Insulation Material
  - Sample No: SMF
  - Item Status: Positive
  - Photo No: J121261-CC0 36-457
  - Est. Extent: 100 m²
  - Condition: Good, Bonded (SMF)
  - Control Recommendation: Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.

- **Ceiling Space - Throughout**
  - Roof Lining - Sarking Insulation
  - Sample No: SMF
  - Item Status: Positive
  - Photo No: J121261-CC0 36-446
  - Est. Extent: 1000 m²
  - Condition: Good, Bonded (SMF)
  - Control Recommendation: Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.

- **Electrical Cupboard**
  - Switchboard Backing Panel - Compressed Bituminous Electrical Panel - Modern electrical gear
  - Hazard Type: Asbestos
  - Sample No: Not Sampled
  - Item Status: Presumed Negative

- **Kitchens - Above sink**
  - Hot Water Service Insulation - Insulation Material - "Zip"
  - Sample No: SMF
  - Item Status: Positive
  - Photo No: J121261-CC0 36-456
  - Est. Extent: 2 Unit/s
  - Condition: Good, Bonded (SMF)
  - Control Recommendation: Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.

- **Office Areas - Various Throughout**
  - Ceiling Tiles - Compressed Ceiling Tiles
  - Sample No: SMF
  - Item Status: Positive
  - Photo No: J121261-CC0 36-455
  - Est. Extent: 100 m²
  - Condition: Good, Bonded (SMF)
  - Control Recommendation: Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.

#### Main Building (admin, school & teachers) - Interior - Lower Ground Level

- **Ceiling Spaces - A/C**
  - Ductwork Insulation - Insulation Material
  - Sample No: SMF
  - Item Status: Positive
  - Photo No: J121261-CC0 36-458
  - Est. Extent: 100 m²
  - Condition: Good, Bonded (SMF)
  - Control Recommendation: Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.

- **Kitchens - Above sink**
  - Hot Water Service Insulation - Insulation Material - "Zip"
  - Sample No: SMF
  - Item Status: Positive
  - Photo No: J121261-CC0 36-448
  - Est. Extent: 2 Unit/s
  - Condition: Good, Bonded (SMF)
  - Control Recommendation: Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.
## Juniperina

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<tbody>
<tr>
<td>Plant Room - A/C</td>
<td>SMF</td>
<td>Positive</td>
<td>J121261-CC0</td>
<td>36-449</td>
<td>10 m²</td>
<td>Good</td>
<td>Bonded</td>
<td>(SMF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment.</td>
<td></td>
</tr>
</tbody>
</table>
## Detainee Blocks - Exterior - Ground Level

| Location - Item Description | Hazard Type | Sample No | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record of Works Undertaken |
|----------------------------|-------------|-----------|-------------|-----------|------------|-----------|-----------|-----------------|-------------|---------------|----------------|----------------|------------------------|-----------------------------|-----------------------------|
| Exterior - Various Throughout Hot Water Service Insulation - Insulation Material - ‘Rheem’ | SMF | Positive | J121261-CC0 36-454 | 4 Unit/s | Good | Bonded (SMF) | | | | | | | Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment. | |

## Detainee Blocks - Interior - Ground Level

| Location - Item Description | Hazard Type | Sample No | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record of Works Undertaken |
|----------------------------|-------------|-----------|-------------|-----------|------------|-----------|-----------|-----------------|-------------|---------------|----------------|----------------|------------------------|-----------------------------|-----------------------------|
| Ceiling Space - Throughout Ductwork Insulation - Insulation Material | SMF | Positive | J121261-CC0 36-451 | 100 m² | Good | Bonded (SMF) | | | | | | | Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment. | |
| Ceiling Space - Throughout Roof Lining - Sarking Insulation | SMF | Positive | J121261-CC0 36-450 | 1000 m² | Good | Bonded (SMF) | | | | | | | Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment. | |

## Electrical Cupboard Switchboard Backing Panel - Compressed Bituminous Electrical Panel - Modern electrical gear

| Location - Item Description | Hazard Type | Sample No | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record of Works Undertaken |
|----------------------------|-------------|-----------|-------------|-----------|------------|-----------|-----------|-----------------|-------------|---------------|----------------|----------------|------------------------|-----------------------------|-----------------------------|
| Asbestos | Not Sampled - Modern appearance | Presumed Negative | J121261-CC0 36-452 | 4 Unit/s | Good | Bonded (SMF) | | | | | | | Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment. | |

## Kitchens - Above sink Hot Water Heater - Insulation Material

| Location - Item Description | Hazard Type | Sample No | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record of Works Undertaken |
|----------------------------|-------------|-----------|-------------|-----------|------------|-----------|-----------|-----------------|-------------|---------------|----------------|----------------|------------------------|-----------------------------|-----------------------------|
| SMF | Positive | J121261-CC0 36-455 | 4 Unit/s | Good | Bonded (SMF) | | | | | | | | Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment. | |

## Plant Room Stored Item - Fibre Cement Sheeting

| Location - Item Description | Hazard Type | Sample No | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record of Works Undertaken |
|----------------------------|-------------|-----------|-------------|-----------|------------|-----------|-----------|-----------------|-------------|---------------|----------------|----------------|------------------------|-----------------------------|-----------------------------|
| Asbestos - Previously Sampled NAA 70680.24-01 | Negative | J121261-CC0 36-456 | 100 m² | Good | Bonded (SMF) | | | | | | | | Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment. | |

## Plant Rooms - A/C Plant & Equipment - Insulation Material

| Location - Item Description | Hazard Type | Sample No | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record of Works Undertaken |
|----------------------------|-------------|-----------|-------------|-----------|------------|-----------|-----------|-----------------|-------------|---------------|----------------|----------------|------------------------|-----------------------------|-----------------------------|
| SMF | Positive | J121261-CC0 36-453 | 10 m² | Good | Bonded (SMF) | | | | | | | | Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment. | |

## Throughout No PCBs identified or suspected due to modern age (post 1980s) of building

| Location - Item Description | Hazard Type | Sample No | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record of Works Undertaken |
|----------------------------|-------------|-----------|-------------|-----------|------------|-----------|-----------|-----------------|-------------|---------------|----------------|----------------|------------------------|-----------------------------|-----------------------------|
| None | | | | | | | | | | | | | | Did not apply | |

## Throughout No lead paint tested die to modern age (post 1990s) of building

| Location - Item Description | Hazard Type | Sample No | Item Status | Photo No. | Est. Extent | Condition | Friability | Dist. Potential | Risk Rating | Current Label | Reinspect Date | Control Priority | Control Recommendation | Record of Works Undertaken |
|----------------------------|-------------|-----------|-------------|-----------|------------|-----------|-----------|-----------------|-------------|---------------|----------------|----------------|------------------------|-----------------------------|-----------------------------|
| None | | | | | | | | | | | | | | Did not apply | |
## Juniperina

### Site Details

- **Full Address:** 169 Joseph Street Lidcombe NSW 2141
- **Building Name:** Heritage Cottage
- **Property ID:** CC036
- **Client Name:** Department of Juvenile Justice
- **Survey Date:** 12-02-2014
- **Roof Type:** Tiles

### Building Details

- **Est. Building Size:** 150 m²
- **Est. Building Age:** 1908
- **Number of Levels:** 1
- **Roof Type:** Rendered Brick
- **Company:** Noel Arnold & Associates

### Audit Details

- **Survey Date:** 12-02-2014
- **Inspected By:** Leigh Rampley

### Location - Item Description

<table>
<thead>
<tr>
<th>Hazard Type</th>
<th>Sample No</th>
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<th>Est. Extent</th>
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</tr>
</thead>
</table>
| Heritage Cottage - Ground Level

- **No ACMs identified or presumed within accessible areas during the survey inspections**

<table>
<thead>
<tr>
<th>Location - Item Description</th>
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| Heritage Cottage - Exterior - Ground Level

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<tr>
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</tr>
</thead>
</table>
| Heritage Cottage - Interior - Ground Level

<table>
<thead>
<tr>
<th>Location - Item Description</th>
<th>Hazard Type</th>
<th>Sample No</th>
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<th>Photo No.</th>
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<th>Control Priority</th>
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| Heritage Cottage - Exterior - Ground Level

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<th>Control Priority</th>
<th>Control Recommendation</th>
<th>Record of Works Undertaken</th>
</tr>
</thead>
</table>
## Juniperina

### Site Details
- **Full Address:** 169 Joseph Street Lidcombe NSW 2141
- **Building Name:** Heritage Cottage Garage
- **Number of Levels:** 1
- **Survey Date:** 12-02-2014
- **Property ID:** CC036
- **Est. Building Size:** 20 m²
- **Est. Building Age:** 1970s
- **Inspected By:** Leigh Rampley
- **Client Name:** Department of Juvenile Justice
- **Roof Type:** Tiles
- **Construction Type:** Brick
- **Company:** Noel Arnold & Associates

### Location - Item Description

<table>
<thead>
<tr>
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<th>Friability</th>
<th>Dist. Potential</th>
<th>Risk Rating</th>
<th>Current Label</th>
<th>Re-inspect Date</th>
<th>Control Priority</th>
<th>Control Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Heritage Cottage Garage - Exterior - Ground Level</strong></td>
<td></td>
<td></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>Exterior - Throughout Eaves - Fibre Cement Sheeting</td>
<td>Asbestos</td>
<td>Previously Sampled NAA 7060.24-03</td>
<td>Positive</td>
<td>J121261-CC036-443</td>
<td>10 m²</td>
<td>Good</td>
<td>Non Friable</td>
<td>Low</td>
<td>Low</td>
<td>Suspect</td>
<td>12-02-2019</td>
<td>P4</td>
<td>Maintain in current condition and incorporate into a HMMP. Remove by licensed asbestos removal contractor prior to demolition or refurbishment.</td>
</tr>
<tr>
<td>Exterior - Various Throughout Window Frame - Paint System/s - Beige</td>
<td>Lead</td>
<td>J121261-CC036-LC-02</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Heritage Cottage Garage - Interior - Ground Level</strong></td>
<td></td>
<td></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>Interior - Throughout Roof - No SMF to internal roof lining safeguarding</td>
<td>None</td>
<td></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>Throughout Fluorescent Light Fitting - Capacitor - Modern style light fittings</td>
<td>PCB</td>
<td>Presumed</td>
<td>Negative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

Generated by RM³ 08/05/2017 08:46. Hazardous Materials Risk Assessment 12-02-2014 C107484:J121261:CC036:020:V1

Page 10 of 25
It is noted that Asbestos Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

<table>
<thead>
<tr>
<th>Area / Item</th>
<th>Main Building (admin, school &amp; teachers)</th>
<th>Detainee Blocks</th>
<th>Heritage Cottage</th>
<th>Heritage Cottage Garage</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beneath building</td>
<td></td>
<td></td>
<td>All</td>
<td></td>
<td>Heritage Cottage - No access observed at time of inspection</td>
</tr>
<tr>
<td>Fire places and shafts</td>
<td></td>
<td></td>
<td>All</td>
<td></td>
<td>Heritage Cottage - Enclosed structures &amp; fire places sealed</td>
</tr>
<tr>
<td>Gaskets, mastics &amp; sealants to pipework, ductwork, mechanical equipment</td>
<td>Some</td>
<td>Some</td>
<td>All</td>
<td></td>
<td>Main Building (admin, school &amp; teachers) - Plant assumed live at time of inspection - Seals observed as rubber Detainee Blocks - Plant assumed live at time of inspection - Seals observed as rubber Heritage Cottage - Plant assumed live at time of inspection</td>
</tr>
<tr>
<td>Height restricted areas of site and ceiling where safe lifting platforms</td>
<td>All</td>
<td>All</td>
<td>All</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inaccessible ceiling spaces</td>
<td></td>
<td></td>
<td>All</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inside mechanical equipment</td>
<td>All</td>
<td>All</td>
<td>All</td>
<td></td>
<td>Main Building (admin, school &amp; teachers) - Plant assumed live at time of inspection Detainee Blocks - Plant assumed live at time of inspection</td>
</tr>
<tr>
<td>Roof</td>
<td>All</td>
<td>All</td>
<td>All</td>
<td>All</td>
<td>Main Building (admin, school &amp; teachers) - No safe access at time of inspection Detainee Blocks - No safe access at time of inspection Heritage Cottage - No safe access at time of inspection Heritage Cottage Garage - No safe access at time of inspection</td>
</tr>
<tr>
<td>Under carpeted floor coverings in office areas</td>
<td>All</td>
<td>All</td>
<td>All</td>
<td></td>
<td>Main Building (admin, school &amp; teachers) - Inspection would have caused visible damage Heritage Cottage - Inspection would have caused visible damage</td>
</tr>
<tr>
<td>Wall cavities</td>
<td>All</td>
<td></td>
<td>All</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waterproof membranes</td>
<td></td>
<td></td>
<td>All</td>
<td></td>
<td>Heritage Cottage Garage - No waterproofing was compromised at time of inspection</td>
</tr>
</tbody>
</table>
It is noted that Asbestos Materials may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

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<th>Heritage Cottage Garage</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within electrical switchboard cupboard or backing</td>
<td>All</td>
<td></td>
<td></td>
<td>Main Building (admin, school &amp; teachers) - Plant assumed live at time of inspection</td>
<td></td>
</tr>
</tbody>
</table>
Photographs
Juniperina 12-02-2014

Photo No: J121261-CC036-447
Result: SMF - Positive
Building/Level: Main Building (admin, school & teachers)-Ground Level
Room/Location: Exterior-Various Throughout
Feature/Material: Hot Water Service Insulation-Insulation Material

Photo No: J121261-CC036-457
Result: SMF - Positive
Building/Level: Main Building (admin, school & teachers)-Ground Level
Room/Location: Ceiling Space-Throughout
Feature/Material: Ductwork Insulation-Insulation Material

Photo No: J121261-CC036-446
Result: SMF - Positive
Building/Level: Main Building (admin, school & teachers)-Ground Level
Room/Location: Ceiling Space-Throughout
Feature/Material: Roof Lining-Sarking Insulation

Photo No: J121261-CC036-456
Result: SMF - Positive
Building/Level: Main Building (admin, school & teachers)-Ground Level
Room/Location: Kitchens-Above sink
Feature/Material: Hot Water Service Insulation-Insulation Material

Photo No: J121261-CC036-455
Result: SMF - Positive
Building/Level: Main Building (admin, school & teachers)-Ground Level
Room/Location: Office Areas-Various Throughout
Feature/Material: Ceiling Tiles-Compressed Ceiling Tiles

Photo No: J121261-CC036-458
Result: SMF - Positive
Building/Level: Main Building (admin, school & teachers)-Lower Ground Level
Room/Location: Ceiling Spaces-A/C
Feature/Material: Ductwork Insulation-Insulation Material
Photographs
Juniperina 12-02-2014

Photo No: J121261-CC036-448
Result: SMF - Positive
Building/Level: Main Building (admin, school & teachers)-Lower Ground Level
Room/Location: Kitchens-Above sink
Feature/Material: Hot Water Service Insulation-Insulation Material

Photo No: J121261-CC036-449
Result: SMF - Positive
Building/Level: Main Building (admin, school & teachers)-Lower Ground Level
Room/Location: Plant Room-A/C
Feature/Material: Plant & Equipment-Insulation Material

Photo No: J121261-CC036-454
Result: SMF - Positive
Building/Level: Detainee Blocks-Ground Level
Room/Location: Exterior-Various Throughout
Feature/Material: Hot Water Service Insulation-Insulation Material

Photo No: J121261-CC036-451
Result: SMF - Positive
Building/Level: Detainee Blocks-Ground Level
Room/Location: Ceiling Space-Throughout
Feature/Material: Ductwork Insulation-Insulation Material

Photo No: J121261-CC036-450
Result: SMF - Positive
Building/Level: Detainee Blocks-Ground Level
Room/Location: Ceiling Space-Throughout
Feature/Material: Roof Lining-Sarking Insulation

Photo No: J121261-CC036-452
Result: SMF - Positive
Building/Level: Detainee Blocks-Ground Level
Room/Location: Kitchens-Above sink
Feature/Material: Hot Water Heater-Insulation Material
Photographs
Juniperina 12-02-2014

Photo No: J121261-CC036-453
Result: SMF - Positive
Building/Level: Detainee Blocks-Ground Level
Room/Location: Plant Rooms-A/C
Feature/Material: Plant & Equipment-Insulation Material

Photo No: J1261-CC036-439
Result: Lead - Positive
Building/Level: Heritage Cottage-Ground Level
Room/Location: All rooms-Throughout
Feature/Material: Windows & Door Frames-Lower Paint System/s

Photo No: J1261-CC036-440
Result: Lead - Positive
Building/Level: Heritage Cottage-Ground Level
Room/Location: Exterior-Throughout
Feature/Material: Timber Work-Lower Paint System/s

Photo No: J1261-CC036-441
Result: SMF - Positive
Building/Level: Heritage Cottage-Ground Level
Room/Location: Exterior-Various Throughout
Feature/Material: Hot Water Service Insulation-Insulation Material

Photo No: J1261-CC036-438
Result: Lead - Positive
Building/Level: Heritage Cottage-Ground Level
Room/Location: All rooms-Throughout
Feature/Material: Trim-Lower Paint System/s

Photo No: J1261-CC036-436
Result: Lead - Positive
Building/Level: Heritage Cottage-Ground Level
Room/Location: All rooms-Throughout
Feature/Material: Windows & Door Frames-Lower Paint System/s
Photographs

Juniperina 12-02-2014

Photo No: J121261-CC036-442
Result: SMF - Positive
Building/Level: Heritage Cottage-Ground Level
Room/Location: Kitchen-Above sink
Feature/Material: Hot Water Heater-Insulation Material

Photo No: J121261-CC036-443
Result: Asbestos - Positive
Building/Level: Heritage Cottage Garage-Ground Level
Room/Location: Exterior-Throughout
Feature/Material: Eaves-Fibre Cement Sheetin
Sample Analysis Results
Juniperina 12-02-2014

Asbestos Soils Materials Register
Juniperina JCC, 169 Joseph Street, Lidcombe, NSW

<table>
<thead>
<tr>
<th>Location</th>
<th>Item Description</th>
<th>Sample No.</th>
<th>Sample Status</th>
<th>Extent</th>
<th>Condition</th>
<th>Friability</th>
<th>Disturb. Potential</th>
<th>Risk Status</th>
<th>Control Priority</th>
<th>Control Recommendation</th>
</tr>
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<tbody>
<tr>
<td>Exterior, Playing Field (West)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northeast of Playing Field</td>
<td>Soil</td>
<td>J121261-CC036-S01</td>
<td>Negative*</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Northwest of Playing Field</td>
<td>Soil</td>
<td>J121261-CC036-S02</td>
<td>Negative*</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Central of Playing Field</td>
<td>Soil</td>
<td>J121261-CC036-S03</td>
<td>Negative*</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Southeast of Playing Field</td>
<td>Soil</td>
<td>J121261-CC036-S04</td>
<td>Negative*</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Southwest of Playing Field</td>
<td>Soil</td>
<td>J121261-CC036-S05</td>
<td>Negative*</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
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NOTES

Note 1: *The reporting limit for this analysis is 0.1g/kg (0.01%) by application of polarised light microscopy, dispersion staining and trace analysis techniques. The above results can be interpreted that the sample contains no detectable 'respirable' asbestos fibres (AS4964-2004 Clause 9.5).
Nick Alfieri
Department of Juvenile Justice
Level 24, 477 Pitt Street
SYDNEY NSW 2000

Dear Nick,

Re: Asbestos Identification Analysis - Juniperina Juvenile Justice Centre, 169 Joseph Street, Lidcombe, NSW, Order Number 4500130550.

This letter presents the results of asbestos fibre identification analysis performed on five (5) soil samples collected by Leigh Rampley of Noel Arnold & Associates Pty Ltd on Wednesday, 12 February 2014. The samples from given order number 4500130550 were collected from Juniperina Juvenile Justice Centre, 169 Joseph Street, Lidcombe, NSW.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney 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 Leigh Rampley.

Yours sincerely

NOEL ARNOLD & ASSOCIATES PTY LTD

Simon Day : Approved Identifier
Simon Day : Approved Signatory

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## Sample Analysis Results

**Juniperina 12-02-2014**

**Site Location:** Juniperina Juvenile Justice Centre, 169 Joseph Street, Lidcombe, NSW

<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Sample Location/Description/Weight or Size</th>
<th>Analysis Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>J121261-CC036 S01</td>
<td>Playing Field (west), Northeast - Soil Brown non-homogenous sandy soil, including organic matter ~51.10g</td>
<td>No Asbestos Detected At or Above Reporting Limit Organic Fibres</td>
</tr>
<tr>
<td>J121261-CC036 S02</td>
<td>Playing Field (west), Northwest - Soil Brown non-homogenous sandy soil, including organic matter ~51.36g</td>
<td>No Asbestos Detected At or Above Reporting Limit Organic Fibres</td>
</tr>
<tr>
<td>J121261-CC036 S03</td>
<td>Playing Field (west), Centre - Soil Brown non-homogenous sandy soil, including organic matter ~50.06g</td>
<td>No Asbestos Detected At or Above Reporting Limit Organic Fibres</td>
</tr>
<tr>
<td>J121261-CC036 S04</td>
<td>Playing Field (west), Southeast - Soil Brown non-homogenous sandy soil, including organic matter ~49.41g</td>
<td>No Asbestos Detected At or Above Reporting Limit Organic Fibres</td>
</tr>
<tr>
<td>J121261-CC036 S05</td>
<td>Playing Field (west), Southwest - Soil Brown non-homogenous sandy soil, including organic matter ~49.39g</td>
<td>No Asbestos Detected At or Above Reporting Limit Organic Fibres</td>
</tr>
</tbody>
</table>

**NOTE 1** The reporting limit for this analysis is 0.1g/kg (0.01%) by application of polarised light microscopy, dispersion staining and trace analysis techniques. The above results can be interpreted that the sample contains no detectable 'respirable' asbestos fibres (AS4964-2004 Clause 9.5).

**NOTE 2** Due to the size of the sample submitted, Noel Arnold & Associates has undertaken sub-sampling to reduce the sample to ~50g. The process of sub-sampling followed ISO 3082 (2000 (E)) Part 10.4.2.4 "The manual increment division method".
Methodology

Asbestos

This assessment was undertaken in accordance with the following documents and within the constraints of the scope of works:

- How to Manage and Control Asbestos in the Workplace: Code of Practice (Safe Work Australia, 2011)
- NSW Work Health & Safety Regulation 2011
- Four (4) representative samples of suspected asbestos-containing material were previously collected during the 2009 survey inspections and placed in plastic bags with clip-lock seals. These samples were analysed in NAA's NATA-accredited laboratory for the presence of asbestos by Polarised Light Microscopy. No additional samples were collected during the 2014 survey inspections.

- Five (5) soil samples were collected from the centre's playing field. Representative shallow test pits (maximum 300mm deep) were dug and the soils were closely inspected for the presence of visible asbestos fragments. Over 50g of bulk soil was collected and then doubled bagged and put into a separate outer bag to be analysed for asbestos fibres in soil by our Sydney NATA-accredited laboratory.

Where it was determined that asbestos was present, a risk and priority assessment was conducted in accordance with NAA’s standard Risk Assessment and Priority Ranking System. Refer to section on Priority Rating System for detailed information on this system.

SMF

Accessible areas where Synthetic Mineral Fibre (SMF) insulation was visually confirmed as being present were noted to give a general indication to the presence of SMF materials throughout the building.

PCB

Representative light fittings containing capacitors were inspected where safely practicable and details noted for cross-referencing with the ANZECC Identification of PCB-Containing Capacitors - 1997. Where metal capacitors were not listed on the database, these capacitors are noted as suspected to contain polychlorinated biphenyls.

Lead Paint

Representative painted surfaces were tested unobtrusively for the presence of lead using the LeadCheck paint swab method. This method can give an instantaneous qualitative result and reproducibly detect lead in paints at concentrations of 0.5% (5,000ppm) and above, and may indicate lead in some paint films as low as 0.2% (2,000ppm). The sampling program was representative of the various types of paints found within the site, concentrating on areas where lead based paints may have been used (e.g. Gloss paints on doors, railings, guttering and downpipes, columns, window and door architraves, skirting boards etc). The objective of lead paint identification in this survey is to highlight the presence of lead-based paints within the building, not to specifically quantify every source of lead-based paint.
Risk Assessment Factors - Asbestos

The presence of asbestos-containing materials (ACMs) does not necessarily constitute an exposure risk. However, if the ACM 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 ACMs 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 the ACM.
- Surface treatment, lining or coating (if present).
- Likelihood to sustain damage or deterioration in its current location and state.

Physical Condition and Damage

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

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

Friability and Surface Treatment

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

- **Friable asbestos**
  Friable asbestos or ACM is asbestos or ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry e.g. sprayed asbestos beam insulation (limpet), pipe lagging.

- **Non-friable asbestos**
  also referred to as bonded asbestos, 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 disturbance potential, the following factors are considered:

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

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:

Risk Status

The risk factors described previously are used to rank the asbestos exposure risk posed by the presence of the ACM.

- A low risk rating describes ACMs that pose a low exposure risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.
- A medium risk rating applies to ACMs that pose an increased exposure risk to people in the area.
- A high risk rating applies to ACMs that pose a higher exposure risk to personnel or the public in the vicinity of the material due to their condition or disturbance potential.
## Priority Rating System

### Priority Actions

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

<table>
<thead>
<tr>
<th>Priority 1 (P1)</th>
<th>Action: Restrict Access to Area &amp; Organise Abatement Works as soon as practicable &amp; Manage any remaining materials as part of an AMP</th>
</tr>
</thead>
</table>

Area has ACMs, which are either damaged or are being exposed via continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other locations with continued unrestricted use of the area. Representative asbestos fibre monitoring should be conducted in the area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended. As an interim, restrict access.

<table>
<thead>
<tr>
<th>Priority 2 (P2)</th>
<th>Action: Organise Remedial Works as soon as practicable &amp; Manage any remaining materials as part of an AMP</th>
</tr>
</thead>
</table>

Area has ACMs 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 when disturbed, can 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 an Asbestos Management Plan (AMP).

<table>
<thead>
<tr>
<th>Priority 3 (P3)</th>
<th>Action: No Short-Term Remedial Works Required Review periodically and Manage as part of an AMP</th>
</tr>
</thead>
</table>

Area has ACMs, where:

1. The condition of friable ACMs is currently stable and has low potential of being disturbed.
2. The ACM is currently in a non-friable form, may have slight damage, but does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

This presents a low risk of exposure where the materials are left undisturbed under the control of an Asbestos Management Plan (AMP). Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

<table>
<thead>
<tr>
<th>Priority 4 (P4)</th>
<th>Action: No Short-Term Remedial Works Required Review periodically and Manage as part of an AMP</th>
</tr>
</thead>
</table>

Area has ACMs in a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances and can be safely subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be maintained in good condition and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.
Asbestos Management Requirements

The Occupational Health and Safety Regulations of most Australian states & territories refer to a Code of Practice for Guidance on identification and management of asbestos materials (ACMs) in workplaces. The requirements are summarised below.

**Asbestos Management Plan (AMP)**

An AMP should be developed for the site as per the Code of Practice. The AMP should be a broad ranging document detailing the following information:

- The site's asbestos material register.
- Responsibilities for relevant persons in the management of ACMs.
- Mechanisms for communicating the location, type and condition of ACMs, the risks posed by these and the control measures adopted to minimise these risks.
- Training arrangements for workers and contractors.
- A Procedure for reviewing and updating the AMP and the register.
- Air Monitoring and clearance inspection arrangements.
- Timetable for action to review risk assessments and undertake asbestos management activities.
- Records of any maintenance or service work conducted on ACMs, including clearance certificates for removed items.

**Updates to Register, AMP and Risk Assessments**

The asbestos register and the AMP should be reviewed (via visual inspection by a competent person) and updated at least every 5 years or earlier where a risk assessment indicates the need for a re-assessment or if any ACMs have been removed or updated as per the requirements of the Code of Practice.

Risk assessments should be reviewed regularly and as specified by the Code of Practice, particularly when there is evidence that the risk assessment is no longer valid, control measures are shown to be ineffective or there is a significant change planned for the workplace or work practices or procedures relevant to the risk assessment; or there is a change in ACM condition or ACMs have since been enclosed, encapsulated or removed.

**Labelling**

All confirmed or presumed ACMs (or their enclosures) should be labelled to identify the material as asbestos-containing or presumed asbestos-containing and to warn that the items should not be disturbed as per the requirements of the Code of Practice.

**Training**

Staff and site personnel must be provided with Asbestos Awareness training in accordance with the Code of Practice. Training should inform staff how to work safely alongside asbestos by instructing them of:

1. The health risks associated with asbestos.
2. Their roles and responsibilities under the AMP.
3. Procedures for managing asbestos on-site.
4. The correct use of control measures and safe work methods to minimise the risks from asbestos.

**Refurbishment / Demolition Requirements**

This audit is limited by the Scope of Works and Methodology outlined within this report. Generally, a new audit or revised audit is required prior to any planned refurbishment, alteration, demotion or upgrade works that may disturb ACMs at the site in accordance with Australia Standard AS 2601: The Demolition of Structures and Demolition Work Code of Practice (Safe Work Australia, July 2015).

**Removal of Asbestos Materials**

Any works involving the removal of ACMs should be undertaken by a Licensed Asbestos Removal Contractor (LARC). In addition, an appropriately qualified independent Asbestos Consultant / Occupational Hygienist should undertake asbestos fibre air monitoring during/after works, and issue a Clearance Certificate to validate the works have been undertaken safely.

All works should be conducted in accordance with legislative requirements and following the requirements of the document 'How to Safely Remove Asbestos: Code of Practice (SafeWork Australia, 2016)'.
The Occupational Health and Safety Regulations of most Australian states & territories have requirements for the identification and control of risks within workplaces. These broad requirements extends to the hazardous materials that may be present within buildings at the workplace. The requirements for management of hazardous materials is summarised below.

**Synthetic Mineral Fibre (SMF)**

Synthetic Mineral Fibre (SMF) is a man-made insulation material used extensively in industrial, commercial and residential sites as fire rating, reinforcement in construction materials and as acoustic and thermal insulators. Types of SMF materials include fibreglass, rockwool, ceramic fibres and continuous glass filaments.

There are two basic forms of Synthetic Mineral Fibre (SMF) insulation, bonded and un-bonded.

- Bonded SMF is where adhesives, binders or cements have been applied to the SMF before delivery and the SMF product has a specific shape.
- Un-bonded SMF has no adhesives, binders or cements and the SMF is loose material packed into a package.

Exposure to SMF can result in short-term skin, eye and respiratory irritation. SMF is also classified as a possible human carcinogen with a possible increase in risk in lung cancer from long-term exposure.

The use of and the safe removal of SMF materials should be conducted in accordance with the National Code of Practice for the safe use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].

**Polychlorinated Biphenyls (PCBs)**

Polychlorinated Biphenyls (PCBs) are a toxic organochlorine used as insulating fluids in electrical equipment such as transformers, capacitors and fluorescent light ballasts that were largely banned from importation in Australia in the 1970s.

PCBs are listed as a probable human carcinogen and should be managed in accordance with the ANZECC Polychlorinated Biphenyls Management Plan, 2003. The handling and disposal of PCBs must be performed in accordance with applicable state and commonwealth environmental protection laws as scheduled PCB waste.

The following Personal Protective Equipment (PPE) should be worn when handling items containing or suspected to contain PCBs - nitrile gloves, eye protection, and disposable overalls. The PPE should be worn when removing capacitors from light fittings in case PCBs leak from the capacitor housing.

**Lead Paint**

Lead paint, as defined by the Australian Standard "AS4361.2: 1998 Guide to Lead Paint Management; Part 2: Residential and Commercial Buildings", is that which contains in excess of 1% Lead by weight.

Lead carbonate (white lead) was once the main white pigment in paints for houses and public buildings. Paint with lead pigment was manufactured up until the late 1960's, and in 1969 the National Health and Medical Research Council's Uniform Paint Standard was amended to restrict lead content in domestic paint.

Lead in any form is toxic to humans when ingested or inhaled, with repeated transmission of particles cumulating in lead poisoning. Lead paint is assessed based on two potential routes of exposure. Firstly by the likelihood of inhalation or ingestion by people working in the vicinity of the paint and secondly by the condition of the paint. Paint that is flaking or in poor condition is more likely to be ingested than paint that is in a good, stable condition.

Any work relating to lead paint should be conducted in accordance with the ‘National Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC: 2015 (1994)]’.
Statement Of Limitations

This report has been prepared in accordance with the agreement between Department of Juvenile Justice and Noel Arnold & Associates.

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 Department of Juvenile Justice 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.

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 were 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 ceilings or wall cavities;
(c) Those areas accessible only by dismantling equipment or performing minor localised 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; and
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 the Hazardous Materials Register. 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.