

# Asbestos in Grounds Management Plan, Bexley North Public School, Bexley NSW

January 2013

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NSW Public Works

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**PARSONS  
BRINCKERHOFF**

*Parsons Brinckerhoff Australia Pty Limited  
ABN 80 078 004 798*

*Level 27, Ernst & Young Centre  
680 George Street  
Sydney NSW 2000  
GPO Box 5394  
Sydney NSW 2001  
Australia*

*Telephone +61 2 9272 5100*

*Facsimile +61 2 9272 5101*

*Email [sydney@pb.com.au](mailto:sydney@pb.com.au)*

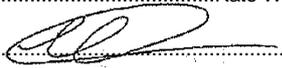
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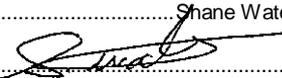
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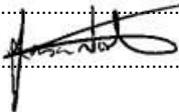
Author: .....Kate Warton

Signed: .....

Reviewer: .....Shane Waterson

Signed: .....

Approved by: .....Jason North

Signed: .....

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# 1. Introduction

## 1.1 Document Review

No Activity and/or no Re-occurrence of ACM in grounds on this site since 2008, as such the following is recommended:

This document is to be reviewed and updated

- when works occur on site
- when works occur on site which may cause grounds disturbance
- when any ACM in grounds is reported
- or every second year, if no activity.

## 1.2 Background

In April 2008, an area of possible asbestos impacted fill material and exposed fill was identified to a number of areas at Bexley North Public School, 116 Kingsland Rd Bexley NSW 2207. These areas have been divided up as follows:

- **Area A** - SW boundary of play area adjacent open surface water drain.
- **Area B** - Cricket nets area
- **Area C** - Sand pit area
- **Area D** - NE boundary

In order to manage the risk of exposure to asbestos, the fibrous cement fragments were removed from the ground surfaces (Refer to Section 1.3). The areas where fibrous cement fragments have been identified within the fill material (and further in-situ asbestos fragments may be present) have been designated as "asbestos zones".

In the previous ground inspection report, reference 2116799A/LT\_7971/AS/ks dated 13 May 2008, it was proposed that the following remediation measures be carried out.

### **Area A**

- Install mulched beds under the trees where grass cannot be established. These should have borders to maintain the cover.
- Extend existing garden beds to cover adjacent worn areas.
- Re-model the drain to prevent overflowing onto the surrounding area.
- Improve and maintain grass cover.

- All imported materials should be certified as clean to the standards outlined by the NSW DEC.
- Site condition to be regularly monitored by DOC representative until remediation works have been approved.

**Area B**

- Fill the sides of the cricket net hard-standing with gravel, blue steel or concrete.
- Install artificial grass or concrete to the run-up area to prevent further erosion.
- All imported materials should be certified as clean to the standards outlined by the NSW DEC.
- Site condition to be regularly monitored by DOC representative until remediation works have been approved.

**Area C**

- Remove the sand pit.
- Level and grass over the area.
- All imported materials should be certified as clean to the standards outlined by the NSW DEC.
- Site condition to be regularly monitored by DOC representative until remediation works have been approved.

**Area D**

- Install mulched beds under the trees where grass cannot be established. These should have borders to maintain the cover.
- Install garden beds at the boundary edges to cover worn areas that are not played on.
- Consider installing a seating area in the shade on a hard-standing or soft fall covering.
- Improve and maintain grass cover.
- All imported materials should be certified as clean to the standards outlined by the NSW DEC.
- Site condition to be regularly monitored by DOC representative until remediation works have been approved.
- Level and grass over the area.

This report outlines a management plan for management of these asbestos zones only, and should be read in conjunction with the existing Department of Education and Communities (DEC) Asbestos Management Plan for all other identified asbestos materials within the school.

### 1.3 Asbestos removal/clean-up works

From the information provided to PB it appears that the asbestos removal/clean up works completed in May 2008 comprised only the following:

- the removal, clean-up and disposal of the visible fragments of fibrous cement on the ground surface. Removal was limited to the accessible surface areas only.

The remediate areas are outlined in Figure 1.

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## 2. Asbestos materials

### 2.1 Asbestos zone locations

Asbestos cement fragments may be present as a component of buried fill within the asbestos zone areas. Refer to Figure 1 site plan. A hygienist should be engaged to determine whether the asbestos within the Asbestos Zones is considered *bonded* or *friable* in accordance with the NSW WorkCover Authority 'Working with Asbestos, 2008'. This contains safety guidelines and requirements for work involving asbestos.

### 2.2 Risk management

The in-situ asbestos within the asbestos zones can be classified as low risk providing the following measures are undertaken:

- The control measures installed are fully maintained.
- The in-situ asbestos remains undisturbed.
- The asbestos 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 airborne asbestos fibres are not generated.

### 3. Asbestos register

Table 3-1 outlines the findings of the inspection of the grounds indicating the areas requiring management.

**Table 1 Asbestos Register – Asbestos zones only for Bexley North Public School**

| Event                  | Location   | Description of Material                   | Extent                            | Condition | Risk Status | Control Priority | Control Recommendation / Comments   |
|------------------------|--|---|-----------------------------------|-----------|-------------|------------------|---|
| <b>School Grounds*</b> |  |   |                                   |           |             |                  |   |
| A                      | SW boundary of play area adjacent open surface water drain | Possible buried asbestos cement fragments | Throughout – below surface ground | Unknown   | Low         | Low              | Provide repair to surface coverage using hard-standing material and mulched garden beds as appropriate. Appropriate drainage and fencing may be required. Do not disturb soil surface. Inspect every three months or after adverse weather conditions months for signs of surface wear and possible fragments at surface.                           |
| B                      | Cricket nets area  | Possible buried asbestos cement fragments | Throughout – below surface ground | Unknown   | Low         | Low              | Conduct a surface pickup of the area. Provide repair to surface coverage using hard-standing material and mulched garden beds as appropriate. Install artificial grass or concrete. Do not disturb soil surface. Inspect every three months or after adverse weather conditions months for signs of surface wear and possible fragments at surface. |
| C                      | Sand pit area  | Possible buried asbestos cement fragments | Throughout – below surface ground | Unknown   | Low         | Low              | Removal of the sandpit may be required. Level and grass over the area. Inspect every three months or after adverse weather conditions months for signs of surface wear and possible fragments at surface.   |
| D                      | NE boundary  | Possible buried asbestos cement fragments | Throughout – below surface ground | Unknown   | Low         | Low              | Conduct a surface pickup of the area. Provide repair to surface coverage using hard-standing material and mulched garden beds as appropriate. Improve and maintain grass cover. Do not disturb soil surface. Inspect every three months or after adverse weather conditions months for signs of surface wear and possible fragments at surface.     |

\*Refer to *Figure 1* for detail of area locations

### **Risk assessment factors**

Low risk: Asbestos materials that pose a low health risk to personnel, employees and the general public providing they remain undisturbed.

Medium risk: Asbestos materials that pose a moderate risk to people in the area – there is a medium potential for the material to release asbestos fibres, if disturbed.

High risk: Asbestos materials that pose a high health risk to personnel or the public in the area of the material – there is a high potential for the material to release asbestos fibres, if disturbed.

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## **4. Asbestos zone routine management**

### **4.1 Inspections**

In order to monitor the effectiveness of the on-site asbestos zone management, it is essential that the affected areas are regularly inspected. Visual inspections of the asbestos remedial measures should be carried out to ensure that they are maintained adequately. Such inspections should occur on the following occasions:

- At three monthly intervals (e.g. a walkover of remediated areas to ensure that applications of mulch and turf, etc. have been maintained)
- After a period of prolonged heavy rain (e.g. a walkover of remediated areas to ensure that applications of mulch and turf, etc. have not been disturbed by heavy rain)
- Whenever damage or disturbance has been reported (e.g. a walkover of remediated areas to ensure that applications of mulch and turf, etc. have not been disturbed by events such as vehicle movements).
- Whenever works are about to commence that may cause grounds disturbance

Should areas of exposed soil or geofabric be identified where containment has occurred, or where encapsulating measures appear to be damaged or are no longer effective, these areas should be re-covered immediately. Some remedial measures such as layers like mulch and top soil will require ongoing maintenance to ensure that a sufficient barrier layer is in place.

### **4.2 Maintenance**

All remediation measures carried out in the affected area must be maintained as per their original application. In particular:

- All surface cover/treatments within the asbestos zones must be fully maintained at all times. For example, mulch levels should remain as per their original application, turf should be maintained to ensure full coverage and any other measures should be maintained in a good condition.
- All hard standing surfaces must be maintained and re-instated should any works be carried out.
- If any portion of an affected area is found to be damaged (i.e. the surface cover has been damaged so that it has resulted or may result in the soil becoming exposed), the DEC Asset Management Directorate should be contacted immediately.

### **4.3 Checklist**

A checklist of site management requirements is presented in Appendix A of this document. This checklist should be used, whenever walkover inspections are carried out and where maintenance issues have been raised. The check-list is specific to the requirements of the grounds at Yamba Public School and sets out the frequency of

inspections required. It is recommended that a hard copy of the checklist retained by the school and field copies are taken on-site when required.

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## 5. Asbestos zone maintenance works management

### 5.1 General

An Asbestos Management Plan (AMP) has been implemented for all NSW state schools and educational facilities. The plan includes procedures for managing friable asbestos and working on asbestos. A generic permit to work template will also be included in the management plan which will be able to be used where any work is required that may disturb asbestos materials within an asbestos zone.

### 5.2 Sub-soil areas within school grounds

- Any contractor, maintenance person, Department of Commerce, Department of Education & Communities or other authorised person who may potentially disturb the soil surface must acknowledge the presence of buried asbestos cement materials within these areas. A copy of the asbestos register must be made available to any such person prior to commencing work.
- Any contractor, maintenance person, Department of Commerce, Department of Education & Communities or other authorised person who may potentially disturb the soil surface must complete a permit to work or similar form that ensures that any work will not disturb the buried asbestos.
- If work is to be carried out in grounds that will disturb or potentially disturb the buried asbestos, the contractor, maintenance person, Department of Commerce, Department of Education & Communities or other authorised person must engage a specialist asbestos removal contractor with a friable asbestos licence to undertake the work. The licensed contractor should prepare a safe work method statement detailing procedures that ensure that personnel working in the asbestos zones and any other persons within the school will not be exposed to asbestos fibres. The work area must be completely enclosed and work undertaken out of school hours.
- Work in progress asbestos air monitoring should be carried out during any work that disturbs or could potentially disturb the buried asbestos and/or the soil surface. 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* and be conducted by National Association of Testing Authorities (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.

## 6. Permit to work

Any contractor who proposes to work in any of the asbestos zones where asbestos may be disturbed or the ground surface may be broken must complete a permit to work form.

Before a permit to work is issued, individuals will be required to read and understand the AMP, as well as copies of the relevant asbestos registers. Individuals must be aware of their legal obligations in relation to health and safety as specified in the Work Health and Safety Act 2011 and the Work Health and Safety Regulation 2011.

Permits to work are 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 the use of personal protective equipment (PPE), the installation of barricading and/or airborne fibre monitoring, are necessary.

When the work is completed, or the permit to work expires (whichever occurs first), the permit shall be signed and returned to the DEC Facility Manager for cancellation after that Manager has checked a safe situation exists.

The DEC local AMU shall be advised immediately of any incidents of non-compliance with the AMP.

In accordance with the interpretation of the NSW WorkCover Authority published in 'Working with Asbestos,' Guide 2008, a licenced asbestos assessor should be engaged to determine whether the buried asbestos is considered *non-friable* or *friable*. Therefore, any fibrous cement materials or other suspected asbestos-containing materials excavated should be inspected by a hygienist to determine if it's friable. This means that any such asbestos should be worked on only by contractors with an appropriate asbestos licence and a project specific permit issued by WorkCover NSW.

## 6.1 Legislative requirements

The following legislative requirements will apply to asbestos zone maintenance works:

- All asbestos removal and disposal work shall be carried out in accordance with the requirements of the WorkCover NSW Guidelines for Licensed Asbestos Removal Contractors
- The asbestos contractor shall notify WorkCover NSW of the proposed work at least 5 days prior to the commencement of any work in accordance with NSW Occupational Health and Safety Regulation 2011. However this time period may be waived in the case for DEC properties
- All work shall be carried out in strict accordance with the NSW Work Health and Safety Act 2011, the NSW Work Health and Safety Regulation 2011, How to Safely Remove Asbestos – Code of Practice 2011, and the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition [NOHSC 3003 (2005)].

## 7. Safe work procedures for asbestos work

The following safe work procedures will apply for 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 3 of the Work Safe Australia- How to safely remove asbestos: Code of Practice 2011.
- Only personnel who have been trained in work procedures for the safe removal of asbestos shall work on asbestos.
- A trained, experienced operator must remain on duty outside the removal area and/or enclosure (if installed) at all times that asbestos removal is in progress. Curricula vitae for all persons undertaking asbestos removal works must be submitted to the Principal prior to the commencement of work on the sites.
- Removal of asbestos must generally be carried out by wet removal techniques. That is, as the asbestos material becomes accessible during the removal process, it shall be thoroughly wetted down. Care must be exercised to prevent excessive use of water. The contractor will be held responsible for any water damage
- Decontamination facilities and procedures shall be undertaken 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 persons in the work area(s) are not exposed to fibre levels greater than those stated in the National Exposure Standard for the type of asbestos being removed.

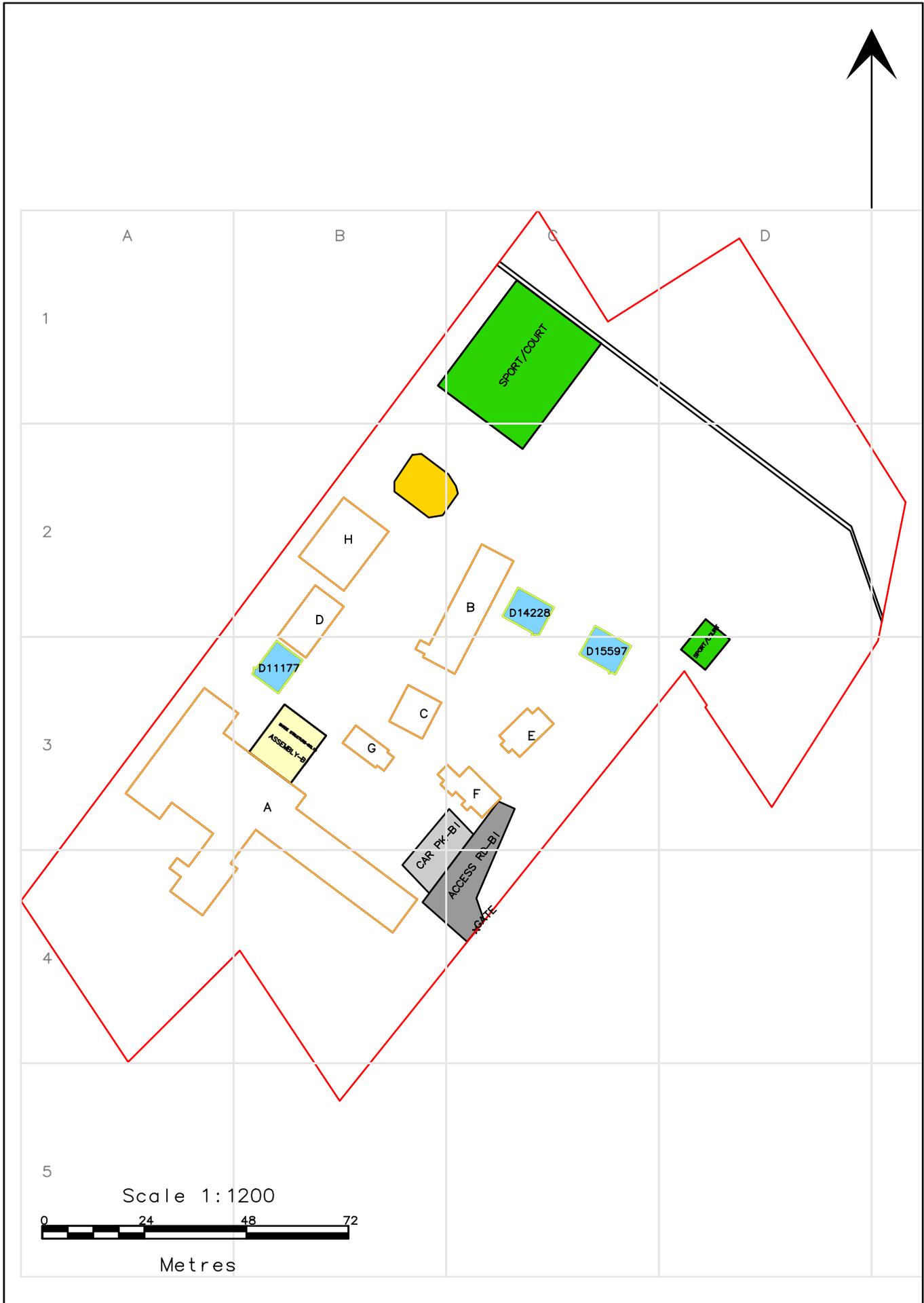
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## Figures

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Site layout plans

# 2308 – Bexley North Public School Site Plan (10219)



# **Appendix A**

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Grounds management check list

## Bexley North Public School grounds asbestos management checklist – Routine three monthly inspections

**Table 1                  Routine monthly inspection checklist**

|      |  | Three monthly inspections                  | Initial inspection |       | Subsequent three-monthly inspections |       |       |
|------|--|--|--------------------|-------|--------------------------------------|-------|-------|
| Area | Location description                                       |  | Date:              | Date: | Date:                                | Date: | Date: |
| A    | SW boundary of play area adjacent open surface water drain | Surface cover adequate (Y/N)               |                    |       |                                      |       |       |
|      |  | Suspected asbestos materials visible (Y/N) |                    |       |                                      |       |       |
| B    | Cricket nets area.   | Surface cover adequate (Y/N)               |                    |       |                                      |       |       |
|      |  | Suspected asbestos materials visible (Y/N) |                    |       |                                      |       |       |
| C    | Sand pit area  | Surface cover adequate (Y/N)               |                    |       |                                      |       |       |
|      |  | Suspected asbestos materials visible (Y/N) |                    |       |                                      |       |       |
| D    | NE boundary  | Surface cover adequate (Y/N)               |                    |       |                                      |       |       |
|      |  | Suspected asbestos materials visible (Y/N) |                    |       |                                      |       |       |

## Bexley North Public School grounds asbestos management checklist – Incident inspections (e.g. after heavy rain or disturbance)

**Table 2 Incident inspection checklist**

| Incident inspections |  |  | Date of inspection |       |       |       |
|----------------------|--|--|--------------------|-------|-------|-------|
| Area                 | Location description                                       |  | Date:              | Date: | Date: | Date: |
| A                    | SW boundary of play area adjacent open surface water drain | Surface cover adequate (Y/N)               |                    |       |       |       |
|                      |  | Suspected asbestos materials visible (Y/N) |                    |       |       |       |
| B                    | Cricket nets area  | Surface cover adequate (Y/N)               |                    |       |       |       |
|                      |  | Suspected asbestos materials visible (Y/N) |                    |       |       |       |
| C                    | Sand pit area  | Surface cover adequate (Y/N)               |                    |       |       |       |
|                      |  | Suspected asbestos materials visible (Y/N) |                    |       |       |       |
| D                    | NE boundary  | Surface cover adequate (Y/N)               |                    |       |       |       |
|                      |  | Suspected asbestos materials visible (Y/N) |                    |       |       |       |