



ACM VISUAL SURFACE SOILS CLEARANCE REPORT

Capstone Developments Pty Ltd – 127 Gladstone St Mudgee

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Date: 18/05/2024

Job Title:	ACM Visual Surface Soils Clearance Report
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2 SCOPE OF REPORT

Nova Enviro Pty Ltd were engaged by Angus Isles, of Capstone Developments Pty Ltd to undertake a visual clearance inspection and provide a clearance report, at the completion of the site remediation works to allow the visible assessment of surface soils, for a residential property, located at 127 Gladstone St Mudgee, NSW, 2850.

The site is a vacant parcel of land approximately 1000m². The area has been divided into nine (9) grids, approximately 8m x 13m, for the purpose of this survey. Each grid has been visually assessed where practicable by walking in an east/west direction, followed by walking in a north/south direction. Please refer to Appendix A, for the grid locations and orientation.

Fibre cement sheet debris observed within a grid has been measured and the location documented against the individual grid, with the subsequent calculation to ascertain the potential contamination for each grid, including entire site.

The remediation and clearance reporting are based upon and in accordance with the *NSW Work Health and Safety Act 2011*, *Work Health and Safety Regulation 2017*, *SafeWork NSW Code of Practice for How to Manage and Control of Asbestos in Workplaces 2022*, and *SafeWork NSW Code of Practice for How to Safely Remove Asbestos 2022*, *Guidelines for the Assessment, Remediation and Management of Asbestos - Contaminated Sites in Western Australia published by the Western Australia Departments of Health in 2009 (WA DoH 2009a)*, *National Environment Protection (Assessment of Site Contamination) Measure 1999 – Volume 3 – Schedule B2 - Section 11 - Assessment of asbestos soil contamination*, and *Volume 2 – Schedule B1 – Section 4 - Asbestos materials in soil*

2.1 Site Preparation

The site was originally blanketed with a heavy vegetation cover. The vegetation had been sprayed to defoliate the site; however, the area required the implementation of a scarifier.

The scarifier and subsequent removal of the vegetation was under the supervision of a licenced asbestos removalist, Buttons Investments Pty Ltd, licence number 212995. All vegetation removed from site has been manually undertaken, and has also been visually assessed for potential fibre cement sheet debris. Please refer to Appendix B.

2.2 Exclusions

This investigation consisted of a visual inspection of the surface soils, accessible areas only. Identification and risk assessment of asbestos materials outside of the investigation area are not included in the scope of this investigation.

Assessment for any contaminated sub-soil is not included in the scope of this investigation.

2.3 Excluded Areas

The following areas are “inaccessible areas” that may contain asbestos, or ACM therefore were excluded from the survey:

- Sub-soil areas
- Portion of the site adjacent the western boundary fence approximately 15m², Grid 6, which currently harbours building materials in the form of timber, metals – various and PVC. These building materials blanket the area and obscure any visible assessment of the underlying soils surface.

3 INSPECTION DETAILS

At the completion of site remediation works, a visual inspection of the exposed surface soils within the property, was undertaken. The purpose of the inspection was to confirm that visible fibre cement sheet containing materials, presumed asbestos, were catalogued including a determination for the potential asbestos contamination of the site.

During the survey building materials, in the form of debris, were observed throughout the surveyed area. These include brick, concrete, cement render, PVC, glass, ceramics, clay tile, slate, timber, metals and fibre cement sheet. The building debris observed is consistent with remnant debris for previously demolished building structures.

Where fibre cement sheet materials were observed within the surveyed area, these materials have been removed as asbestos waste.

A grass cover approximately up to one (1) metre wide occupies an area adjacent the perimeter of the entire site, which equates to approximately 10% of the total survey area, excluding the building materials stockpile above. The grass covered areas provided a suitable level of visible surface soils to adequately assess this portion of the property.

It should be noted that this is not a clearance that all potential asbestos materials have been removed, as the report is limited to the surface soils only, in the above area. No excavations have been undertaken as part of this clearance inspection.

As a precaution, Nova Enviro Pty Ltd recommends employing an 'Unexpected Finds Protocol', for any proposed excavations works, within the site. Please refer to Appendix C.

The inspection was carried out at the completion of the site remediation on the 10/05/2024, by Wayne Sibley, (NSW Licenced Asbestos Assessor LAA 000164).

It was found that the visible fibre cement sheet debris observed during the survey, is not considered to be an asbestos contaminated site. Please refer to the images below, which depict the satisfactory completion of the scope of works.

3.1.1 Grid One

No fibre cement sheet materials observed within the grid.

The following building materials, as debris, were observed within the grid, brick, concrete, cement render, PVC, glass, ceramics, clay tile, timber and metals.

3.1.2 Grid Two

Two (2) pieces, approximately 12cm², of fibre cement sheet debris observed and removed from the grid.

The following building materials, as debris, were observed within the grid, brick, concrete, cement render, PVC, glass, ceramics, clay tile, timber and metals.

3.1.3 Grid Three

No fibre cement sheet materials observed within the grid.

Garbage waste bin containing Synthetic Mineral Fibre (SMF) insulation.

3.1.4 Grid Four

No fibre cement sheet materials observed within the grid.

The following building materials, as debris, were observed within the grid, brick, concrete, cement render, PVC, glass, ceramics, timber and metals.

A fibreglass shower recess adjacent the eastern boundary fence. No fibre cement sheet materials were observed below the shower recess assembly.

3.1.5 Grid Five

Six (6) pieces, approximately 37cm², of fibre cement sheet debris observed and removed from the grid.

The following building materials, as debris, were observed within the grid, brick, concrete, cement render, PVC, glass, ceramics, clay tile, slate, timber and metals.

3.1.6 Grid Six

Three (3) pieces, approximately 14cm², of fibre cement materials observed and removed from the grid.

Portion of the site adjacent the western boundary fence approximately 15m², which currently harbours building materials in the form of timber, metals – various and PVC.

3.1.7 Grid Seven

No fibre cement sheet materials observed within the grid.

3.1.8 Grid Eight

Two (2) pieces, approximately 36cm², of fibre cement sheet debris observed and removed from the grid.

The following building materials, as debris, were observed within the grid, brick, concrete, cement render, PVC, glass, ceramics and timber.

3.1.9 Grid Nine

Eight (8) pieces, approximately 28cm², of fibre cement sheet debris observed and removed from the grid.

The following building materials, as debris, were observed within the grid, brick, concrete, cement render, PVC, glass, ceramics and timber.

4 IMAGES OF THE REMOVAL AND WORK AREAS

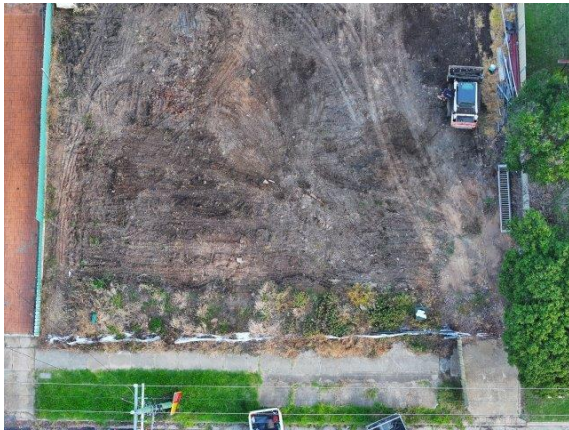
Table 1: Images of the Remediation and Clearance Area



South aspect of the Gladstone St Site



North aspect of the Gladstone St site



Grid locations 1, 2 & 3



Grid locations 4, 5 & 6



Grid locations 7, 8 & 9



Southwest aspect of remediation area



Southeast aspect of remediation area



North aspect adjacent the western boundary fence



North aspect central portion of the remediation area



North aspect adjacent the eastern boundary fence



Excluded area containing building materials stockpile

5 CONCLUSIONS AND RECOMMENDATIONS

Inspection of the site and exposed surface soils, confirms the limited fibre cement materials observed within the survey area does not exceed the guidelines for asbestos contamination and meets the Residential A, health screening levels for asbestos contamination in soil criteria to provide a clearance report, as per the scope of works. Activities may resume in the area.

Reported By:

Wayne Sibley

Occupational Health and Environmental Consultant

Licenced Asbestos Assessor #LAA 000 164

6 REFERENCES

Australia/New Zealand Standard 1716-2003 Respiratory Protective Device

Australian/New Zealand Standard 1715-2009 Selection, Use and Maintenance of Respiratory Protective Devices

NSW Work Health and Safety Act 2011 No 10.

NSW Work Health and Safety Regulation 2017

SafeWork NSW: Code of Practice: How to Safely Remove Asbestos 2022

SafeWork NSW: Code of Practice: How to Manage and Control Asbestos in the Workplace 2022

Guidelines for the Assessment, Remediation and Management of Asbestos - Contaminated Sites in Western Australia published by the Western Australia Departments of Health in 2009 (WA DoH 2009a)

National Environment Protection (Assessment of Site Contamination) Measure 1999 – Volume 3 - Section 11 - Assessment of asbestos soil contamination

7 LIMITATIONS

This report and the associated services performed by Nova Enviro Pty Ltd are in accordance with the scope of services set between Nova Enviro Pty Ltd and the Client. The inspection was limited to areas outlined in this report. The following limitations also apply to remediated demolition sites and remediated contaminated areas.

1) To the extent permitted by law, Nova Enviro Pty Ltd will not be responsible in tort, contract or otherwise for any loss or damage, including for any personal injuries or death, or any consequential loss, loss of markets and pure economic loss, suffered by the Client, whether or not the loss or damage occurs in the course of performance by Nova Enviro Pty Ltd, of this contract, or in events which are in the consideration of Nova Enviro Pty Ltd and/or the Client or in events, which are foreseeable by Nova Enviro Pty Ltd and/or the Client.

2) To the extent that liability has not been effectively excluded by the proceeding clause, then Nova Enviro Pty Ltd limits its liability to: -

(a) The supply of services again; or

(b) The payment of the cost of supplying the services again, at the election of Nova Enviro Pty Ltd.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between Nova Enviro Pty Ltd and the Client. Nova Enviro Pty Ltd accepts no liability or responsibility whatsoever and expressly disclaims any responsibility for or in respect of any use of or reliance upon this report by any third party or parties.

Appendix A Grid Locations & Orientation



Appendix B Assessment of Asbestos Soil Contamination

Table 7: Methods Adopted for Evaluating Asbestos Contamination

Sampling method ¹	Suitable for	Limitations
Hand-picking (emu-bob)/raking <ul style="list-style-type: none"> can use rake to sample down to about 10 cm at least two passes with 90° direction change hand-picking can be used with care to remove surface FA material (assessment of likely free fibre release associated with it required) % contamination calculated using 1 cm as soil depth (for hand-picking surveys) or rake teeth length (for raking) as appropriate Final visual inspection should not detect visible asbestos 	<ul style="list-style-type: none"> bonded ACM and low levels of FA surface or near-surface contamination characterising the extent and level of contamination while reducing bonded ACM impact 	<ul style="list-style-type: none"> raking may only be effective in sandy soils reduced confidence for vegetated or debris-covered areas not suitable for deeper contamination (>10 cm)
Tilling (mechanical turning over of soil) with manual collection <ul style="list-style-type: none"> pre-wet soils to control dust at least two passes with 90° direction change material should not be further damaged or buried by the process rotor blade speed should be controlled to allow spotters to hand-pick revealed fragments conducted across the entire area of suspected impact % contamination calculated using an estimate of the average tilled depth per grid square final visual inspection should not detect visible asbestos 	<ul style="list-style-type: none"> bonded ACM only contamination to about 30 cm depth depending on rotor blade size characterising the extent and level of contamination while reducing bonded ACM impact 	<ul style="list-style-type: none"> not for fibre-generating materials limited application for deeper contamination (> 30 cm) or areas obscured by surface vegetation or debris evaluated areas cannot usually be considered representative of other locations

¹ All methods are generally preceded by hand-picking to remove visible asbestos from the site surface. The collected material should be included in any contamination calculations.

Appendix C Unexpected Finds Protocol

Management of Unexpected Finds

Where unexpected Asbestos Contamination is identified or suspected by personnel involved in works within or near the site, works will be temporarily suspended in the affected area. This area will be isolated to minimise the potential for disturbance of the affected material and or soils.

Due to the potential variability in both the nature and extent of an unexpected find, it is not possible to define specific remedial strategies for potential contamination associated with an unexpected find. However, the following procedure details a process for identifying and evaluating feasible options to manage an unexpected find.

The nature and extent of potential asbestos materials uncovered or exposed will determine the process and control measures required to mitigate the risk. The following are provided as a guide to assist with the management and control of an unexpected find for asbestos materials.

Unexpected Finds Procedure

Where potential contaminated ACM in soil is encountered during site works, the following steps are provided as guidance for the management and remediation of the contamination.

- Cease work in the potentially impacted area as soon as it is safe to do so and move away from the area,
- Assess the potential immediate risk to worker health and surrounding environment posed by the unexpected find,
- Delineate an exclusion zone around the impacted area using fencing and/or appropriate barriers and signage,
- For small areas is small cover with weighted plastic sheeting or geofabric,
- For larger areas, use water dust suppression as conditions require,
- Install environmental controls around the site to contain the contaminated material,
- Additional Personal Protective Equipment (PPE) may be required to implement the protocols and isolate the area/site,
- Implement necessary management or mitigation actions to minimise risk to human health and the environment and to allow activities to recommence,
- Record details of the unexpected find and the actions undertaken, including the following, and notify the auditor, landowner, local council and/or SafeWork NSW:
 - a) Location, nature and extent of unexpected find,
 - b) Scope, methodology and results of any investigation,
 - c) Scope, methodology and outcomes from any remedial activities completed,
 - d) Results of any validation sampling or clearance certificates (i.e. for asbestos), and
 - e) Implemented changes to risk control measures.
- Recommence works once mitigation or remediation works have been implemented, sampling, if required, has validated the remediation strategy has been successful and if it is then deemed safe to do so.