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# Hazardous Materials Management Survey and Register

# Wyong Hospital- Building C, 664 Pacific Hwy, Hamlyn Terrace NSW 2259

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|---|---|
| **JOB NUMBER:** | JN05003 |
| **ISSUED DATE:** | 11 April 2024 |
| **PREPARED FOR:** | Capital Insight Pty Ltd |
| **CLIENT ADDRESS:** | 99 Walker St, North Sydney NSW 2060 |
| **INSPECTED BY:** | Alex Clark, Hazmat Team Leader |
| **REPORT BY:** | Alex Clark, Hazmat Team Leader |
| **APPROVED BY:** | Alex Thompson, Hazmat Manager |
| **ISSUE NUMBER:** | Rev_0 |

Wyong Hospital - Building C, 664 Pacific Hwy, Hamlyn Terrace NSW 2259

# Executive Summary

A Hazardous materials (Hazmat) survey was carried for Rina Rodriguez out on behalf of Capital Insight Pty Ltd at Wyong Hospital - Building C, 664 Pacific Hwy, Hamlyn Terrace NSW 2259. The scope of services for this investigation was to as far as reasonably practicable locate and record the location, extent and product type of any presumed or known hazardous materials and to provide the client with a workable register. The survey was conducted on Alex Clark, Hazmat Team Leader by 3 April 2024.

Representative samples were collected from materials as specified.

- asbestos containing materials (ACM)
- Lead containing paint.

Visual identification of:

- Synthetic mineral fibres
- Poly-chlorinated biphenyl (PCB)-containing capacitors in fluorescent light and fan fittings.

All data generated from the survey was used to create an Asbestos register (Table *3*). A summary of the survey findings is shown in Table *1* and a summary of inaccessible areas is shown in Table *2*.

Table 1 – Summary of High to Low Risk findings

| Hazardous material | General Location | Risk | Summary Recommendation |
|---|---|---|---|
| N/A | N/A | High | N/A |
| Lead Paint | External, central courtyard, handrail External, Southern Wing, south east side, fire hydrant | Medium | This material it should be removed prior to the commencement of refurbishment works by competent person(s) under localised dust control conditions. Lead contaminated waste should be disposed of in accordance with EPA requirements. |
| Lead Paint | All areas, walls, white paint Bed Store, northern store rooms, walls, beige paint External, central courtyard, handrail, cream paint External, central courtyard, fire hydrants white and red paints | Low | This material it should be removed prior to the commencement of refurbishment works by competent person(s) under localised dust control conditions. Lead contaminated waste should be disposed of in accordance with EPA requirements. |
| Asbestos | Fire door cores throughout | Low | The item should be removed prior to commencement of refurbishment works by a Class A asbestos removalist as intact units. Air monitoring should be undertaken during |

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|---|---|---|---|
| | | | removal works. An asbestos clearance certificate should be gained following the completion of removal works. |
| Asbestos | Fibre cement sheeting throughout | Low | The item should be removed prior to commencement of refurbishment works by a Class A or B asbestos removalist. An asbestos clearance certificate should be gained following the completion of removal works. Consideration should be given to air monitoring during removal works. |
| SMF | Bed Store, ceiling cavity, remanent pieces, Batts insulation All areas, ceiling cavity, ductwork, Insulation | Low | Remove under controlled conditions prior to refurbishment/demolition. |

Table 2 – Summary of inaccessible areas

| Location | Reason for inaccessibility |
|---|---|
| Electrical cupboards | No key provided |
| Ceiling cavity | Viewed only from manholes and Bed Store ceiling tiles |
| Most offices/rooms | Particular rooms selected for inspection by hospital staff |

# Contents

## Abbreviations/Definition

| | |
|---|---|
| **AM** | Amosite asbestos (brown asbestos) |
| **AC** | Asbestos cement (asbestos-containing fibrous cement material) |
| **ACD** | Asbestos Containing Dust |
| **ACM** | Asbestos-containing material |
| **AIS** | Asbestos In Soil |
| **AS 1216** | Standards Association of Australia, Classification and Class Labels for Dangerous Goods |
| **AS 1319** | Standards Association of Australia, Rules for the Design and Use of Safety Signs for the Occupational Environment |
| **AS 1715** | Standards Association of Australia, Selection, Use and Maintenance of Respiratory Protective Devices |
| **AS 1716** | Standards Association of Australia, Respiratory Protective Devices |
| **ASCC** | Australian Safety & Compensation Council |
| **CR** | Crocidolite asbestos (blue asbestos) |
| **CH** | Chrysotile asbestos (white asbestos) |
| **DECC** | Department of Environment and Climate Change (now NSW EPA) |
| **EPA** | Environment Protection Authority |
| **FC** | Fibre cement (usually sheeting) |
| **NAD** | No asbestos detected |
| **NATA** | National Association of Testing Authorities, Australia |
| **NOA** | Naturally Occurring Asbestos |
| **NOHSC** | National Occupational Health and Safety Commission |
| **P** | Presumed asbestos material |
| **PPE** | Personal protective equipment |
| **SMF** | Synthetic Mineral Fibre |
| **SP** | Strongly Presumed |
| **RPE** | Respiratory protective equipment |
| **WH&S** | Workplace health and safety |

# 1. Introduction

A hazardous materials management survey was carried out for Rina Rodriguez on behalf of Capital Insight Pty Ltd (client), at Wyong Hospital - Building C, 664 Pacific Hwy, Hamlyn Terrace NSW 2259 by Alex Clark, Hazmat Team Leader on 3 April 2024. Building C is currently the Educational, Library and Physio Building built in 1980. Externally it is a brick on concrete slab construction with a tiled roof. Internally many of the walls are rendered brick with plaster ceilings and vinyl covered concrete floors. The area has undergone minor refurbishments over the years, generally repurposing of rooms.

EHO was asked to focus the survey to the western side of the building, which is due to be refurbished. As the building is still in use, EHO was provided a map with locations where we were allowed to access. This report will assume these materials exist within similar rooms or locations throughout the western side of Building C.

The aim of survey was to identify accessible or presumed hazardous materials as far as reasonably practicable and to prepare a material register, provide a qualitative risk assessment and provide recommendation and procedures to allow the client to manage their risk at their premises.

# 2. Procedure

## 2.1 Survey methodology

The adopted survey undertaken was in line with the Health and Safety Executive (HSE) document The Survey Guide (HSG 264).

Management Survey, identification and assessment survey (presumptive and sampling survey). Methodology is a combination of visual inspection of the accessible areas of the building/structure and entails the collection of representative samples where possible, required for subsequent laboratory analysis. This type of survey is fundamentally intrusive but not destructive.

### 2.1.1 Asbestos

Asbestos analysis on the samples collected were conducted by a laboratory accredited under the National Association of Testing Authorities (NATA) to ISO/IEC 17025. The methodology adopted is polarised light microscopy (PLM) under dispersion staining.

Where visually identical suspect materials are identified at different locations, they may be referenced to previously sampled materials and considered to contain asbestos. However, where it is not possible to sample, materials that can be reasonably anticipated to contain asbestos are **presumed** as such. Furthermore, where materials are considered to be most likely asbestos, samples may not be taken and the material is **strongly presumed** to contain asbestos.

### 2.1.2 Lead dust and paint

Representative samples had been taken and forwarded to a NATA laboratory for analysis. Laboratory analysis of lead based paints is used to achieve a reportable weight by weight percentage of lead throughout the paint layers and is reported against the Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017] in which the lead content (calculated as lead metal) is in excess of 0.1 % by weight of the dry film as determined by laboratory testing.

In the absence of current up to date action levels, clearance levels from AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) has been adopted as lead dust loadings permissible. These levels are compared against the following maximum levels:

- Bare and carpeted floors and surfaces: 1 mg/m$^2$
- Interior window sills: 5 mg/m$^2$
- Exterior surfaces: 8 mg/m$^2$
- Ceiling and wall voids which may be exposed: 4 mg/m$^2$

Note, for demolition purposes, the action level for lead dust in ceiling cavity has been reduced by 50% of the recommended maximum levels of external lead in dust in accordance with occupational hygiene best practice.

### 2.1.3 Synthetic mineral fibres (SMF) materials

Most SMF is identified using visual indicator and surveyor experience. SMF can also be identified by laboratory using Polarised Light Microscopy supplemented with Dispersion Staining techniques.

### 2.1.4 Polychlorinated biphenyls (PCBs)

Capacitors to most light fittings and fans are presumed to be PCB containing based on visual indicators and the age of the building and light fittings. Where safe access to capacitors is possible, the details of the brand, model of each capacitor and capacity were recorded and checked against the ANZECC database of known PCB capacitors and PCB free capacitors.

## 2.2 Survey accessibility

Access was made only where it was safe to do so, such as by solid floors, decking, walkways, protected catwalks or ladders was available. Minimal to no disturbance of any equipment was undertaken as part of the survey as all plant, electrical installations, pipe-work and associated equipment that were considered live at the time of the survey.

Access through the buildings and structures on the site was made by systematic walkthrough, with the order of the items listed in the asbestos register reflective of the order of the survey.

Access is often restricted to structures such as:

- Support columns, enclosed within cladding or concealed within the fabric of the building; sealed voids (under solid floor, wall or ceiling).
- Under suspected Asbestos, i.e. nothing that would disturb possible asbestos materials and give rise to airborne fibres.
- Within live electrical fuse or switch boxes; conduits and all other live plant items, lift machinery and fire doors at the time of the survey.
- Within building voids, internal partition walls, fitted flooring, beneath ceramic tiles non-asbestos tiling and carpets.
- Above 3 metres in height, or roof where safe access is not provided.
- Within confined spaces.

## 2.3 Risk Assessment

The risk assessment methodology adopted for this survey is predominantly a qualitative one and it relies on the competence and training of the surveyor and their interpretation of the risk matrix. To utilise the Asbestos risk matrix found within (Appendix A – Qualitative Risk Matrix) of this report, the following factors must be considered:

- Condition of the material. This is described as being either
  - good (not been damaged or have not deteriorated)
  - medium (minor deterioration or damage) or
  - poor (materials which have been extensively damaged or their condition has deteriorated over time);
- Proximity of air plenums and direct air stream
- Friability of the material (ease with which the material can be crumbled) listed as either friable or non-friable (If Applicable)
- Requirement for access for building or maintenance operations and accessibility (low, medium or high)
- Likelihood of disturbance of the material
- Exposed surface areas and;
- Environmental conditions.

These aspects are in turn judged upon;

a) potential for fibre generation (Friability) and,
b) the potential for exposure.

# 3. Asbestos Limitation

## 3.1 Hazmat Register

This Hazmat Register ("**the Register**") will be prepared in accordance with the details set out in this contract between the Client and EHO Consulting Pty Ltd ACN 620 205 192 ("**EHOC**").

## 3.2 Scope of Services

The Scope of Services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints and these factors will be set out in the Register provided by EHOC to the Client.

## 3.3 Reliance on data

In preparing this report, EHOC has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and associated individuals and organisations which are referred to in this report ("**the Data**").

Unless otherwise stated in the report, EHOC has not verified the accuracy or completeness of the Data to the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("**Conclusions**") are based on the whole or part of the Data so supplied by the Client then the Conclusions set out in this report are contingent upon the accuracy and completeness of the Data.

In addition to the information provided by the Client to EHOC, EHOC will not be liable in the future in any way in relation to incorrect Conclusions should any Data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to EHOC by the Client.

## 3.4 Report for the benefit of Client

The report has been prepared for the benefit of the Client and no other party. EHOC assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or Conclusions expressed in the Report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the Report (including without limitation matters arising from any negligent act or omission of EHOC or for any loss or damage suffered by any other party in relying upon the matters dealt with or Conclusions expressed in the Report). Other parties should not rely upon the report or the accuracy or completeness of any Conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

## 3.5 Other limitations

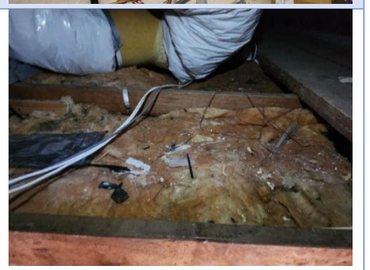
EHOC will not be liable to update or revise the report to take into account any events, emergent circumstances or facts occurring or becoming apparent after the date of the Report.

The Scope of Services did not include any assessment of the title to nor ownership of the properties, buildings and structures referred to in the report, nor the application or interpretation of laws in the jurisdiction in which those properties, buildings and structures are located.

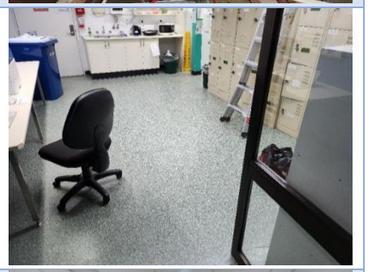
The Scope of Services encompasses the totality of the work that will be completed by EHOC.

## 4. Survey findings

Table 3 – Hazardous Materials Register

| Material Identification | | Risk Assessment | | | | | Risk Management & Corrective Actions | Photo |
|---|---|---|---|---|---|---|---|---|
| Location of Material | Description | Sample No. | Hazmat Detected / Identified | Quantity sqm, Lm, Unit | Friability | Risk Rating (H,M,L,N) | | |
| All areas, walls | White paint system | Pb01 | **0.21% Lead** | TH | NA | Negligible | This material it should be removed prior to the commencement of refurbishment works by competent person(s) under localised dust control conditions. Lead contaminated waste should be disposed of in accordance with EPA requirements.<br>Sample taken from Bed Store. |  |
| All areas with original ceiling plaster lining, ceiling cavity | Batts insulation | SMF01 | **SMF** | TH | F | Negligible | Remove under controlled conditions prior to refurbishment/demolition. |  |
| Bed Store, ceiling cavity, remanent pieces | Batts insulation | SMF01/R1 | **SMF** | TH | F | Low | Remove under controlled conditions prior to refurbishment/demolition. |  |
| All areas, ceiling cavity, pipework | Insulation | SMF02 | **SMF** | TH | F | Negligible | Remove under controlled conditions prior to refurbishment/demolition. |  |

**Key:** CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

| Material Identification | | Risk Assessment | | | | | Risk Management & Corrective Actions | Photo |
|---|---|---|---|---|---|---|---|---|
| Location of Material | Description | Sample No. | Hazmat Detected / Identified | Quantity sqm, Lm, Unit | Friability | Risk Rating (H,M,L,N) | | |
| All areas, ceiling cavity, ductwork | Insulation | SMF03 | **SMF** | TH | NF | Low | Remove under controlled conditions prior to refurbishment/demolition. |  |
| All areas, light green & white mottled flooring | Vinyl sheeting | J127382-009-EDUC-006 | Presumed non-asbestos | TH | NA | - | No further action required.<br>Presumed to continue under carpets.<br>No sample taken at request of client. |  |
| Bed Store, eastern double doors "Cemac Associated Limited" | Fire door cores | Asb01 | **AM** | 2 units | F | Low | The item should be removed prior to commencement of refurbishment works by a Class A asbestos removalist as intact units. Air monitoring should be undertaken during removal works. An asbestos clearance certificate should be gained following the completion of removal works. |  |
| Cleaners Room attached to Bed Store "Cemac Associated Limited" | Fire door cores | Asb01/R1 | **AM** | 2 units | F | Low | The item should be removed prior to commencement of refurbishment works by a Class A asbestos removalist as intact units. Air monitoring should be undertaken during removal works. An asbestos clearance certificate should be gained following the completion of removal works. |  |

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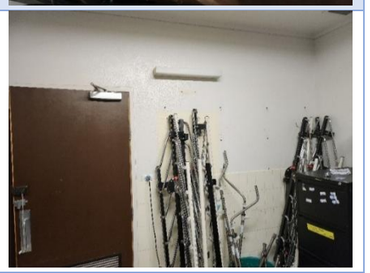
| Material Identification | | | Risk Assessment | | | | Risk Management & Corrective Actions | Photo |
|---|---|---|---|---|---|---|---|---|
| Location of Material | Description | Sample No. | Hazmat Detected / Identified | Quantity sqm, Lm, Unit | Friability | Risk Rating (H,M,L,N) | | |
| Bed Store, beige & white mottled flooring | Vinyl sheeting | NAI | Presumed non-asbestos | TH | NA | - | No further action required.<br>Presumed to continue under carpets. |  |
| Bed Store, ceiling cavity, packing material to original ceiling structure | Fibre cement packers | Asb02 | **CH** | TH | NF | Negligible | The item should be removed prior to commencement of refurbishment works by a Class A or B asbestos removalist. An asbestos clearance certificate should be gained following the completion of removal works. Consideration should be given to air monitoring during removal works. |  |
| All areas, ceiling cavity, packing material to original ceiling structure | Fibre cement packers | Asb02/R1 | **CH** | TH | NF | Negligible | The item should be removed prior to commencement of refurbishment works by a Class A or B asbestos removalist. An asbestos clearance certificate should be gained following the completion of removal works. Consideration should be given to air monitoring during removal works. |  |
| Bed Store, northern store room, walls | Beige paint system | Pb02 | **0.16% Lead** | 20 sqm | NA | Negligible | This material it should be removed prior to the commencement of refurbishment works by competent person(s) under localised dust control conditions. Lead contaminated waste should be disposed of in accordance with EPA requirements. |  |

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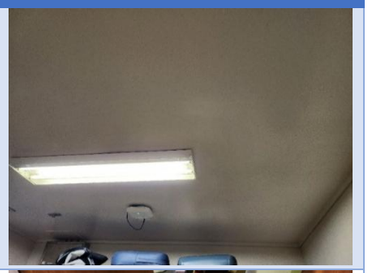
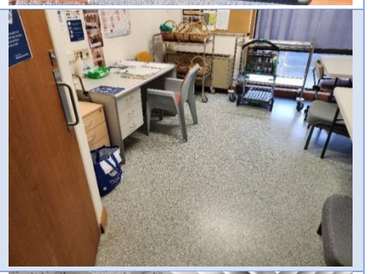
| Material Identification | | | Risk Assessment | | | | Risk Management & Corrective Actions | Photo |
|---|---|---|---|---|---|---|---|---|
| Location of Material | Description | Sample No. | Hazmat Detected / Identified | Quantity sqm, Lm, Unit | Friability | Risk Rating (H,M,L,N) | | |
| Bed Store, northern store room, ceiling lining | Fibre cement sheeting | Asb03 | **CH** | 12 sqm | NF | Negligible | The item should be removed prior to commencement of refurbishment works by a Class A or B asbestos removalist. An asbestos clearance certificate should be gained following the completion of removal works. Consideration should be given to air monitoring during removal works. |  |
| Southern Wing, Medical Residence Overnight Stay, Room 13, blue flooring | Vinyl sheeting | Asb04 | NAD | 9 sqm | NA | - | No further action required. |  |
| Southern Wing, All areas, blue flooring | Vinyl sheeting | Asb04/R1 | NAD | TH | NA | - | No further action required. |  |
| Southern Wing, Psychology Office, ceiling tile with fire alarm | Soft fibre board | Asb05 | **SMF** | 1 unit | F | Negligible | Remove under controlled conditions prior to refurbishment/demolition. |  |

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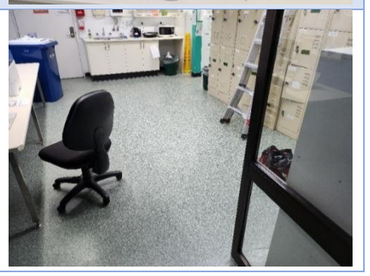
|---|---|---|---|---|---|---|---|---|
| Location of Material | Description | Sample No. | Hazmat Detected / Identified | Quantity sqm, Lm, Unit | Friability | Risk Rating (H,M,L,N) | | |
| Southern Wing, Psychology Office, ceiling tiles (all others) | Soft fibre board | Asb06 | **SMF** | TH | F | Negligible | Remove under controlled conditions prior to refurbishment/demolition. |  |
| Southern Wing, JMO Room, eastern door "Cemac Associated Limited" | Fire door core | Asb01/R2 | **AM** | 1 unit | F | Low | The item should be removed prior to commencement of refurbishment works by a Class A asbestos removalist as an intact unit. Air monitoring should be undertaken during removal works. An asbestos clearance certificate should be gained following the completion of removal works. |  |
| Southern Wing, JMO Room, above sink, "Zip" boiler | Insulation | SMF04 | **SMF** | 1 unit | NF | Negligible | Remove under controlled conditions prior to refurbishment/demolition. |  |
| Southern Wing, JMO Room, blue flooring | Vinyl sheeting | Asb04/R2 | NAD | TH | NA | - | No further action required. |  |

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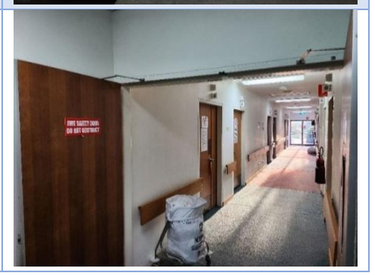
|---|---|---|---|---|---|---|---|---|
| Location of Material | Description | Sample No. | Hazmat Detected / Identified | Quantity sqm, Lm, Unit | Friability | Risk Rating (H,M,L,N) | | |
| Southern Wing, JMO Room, green flooring | Vinyl sheeting | NAI | Presumed non-asbestos | TH | NA | - | No further action required.<br>No sample taken at request of client. |  |
| Southern Wing, JMO Room, ceiling cavity | Batts insulation | SMF01/R2 | **SMF** | TH | F | Low | Remove under controlled conditions prior to refurbishment/demolition. |  |
| Southern Wing, JMO Room, ceiling cavity, ducting | Mastic | P3 | **Presumed asbestos** | TH | NF | Negligible | The item should be removed prior to commencement of refurbishment works by a Class A or B asbestos removalist. An asbestos clearance certificate should be gained following the completion of removal works. Consideration should be given to air monitoring during removal works. |  |
| Southern Wing, mid hallway double doors "Cemac Associated Limited" | Fire door cores | Asb01/R3 | **AM** | 2 units | F | Low | The item should be removed prior to commencement of refurbishment works by a Class A asbestos removalist as intact units. Air monitoring should be undertaken during removal works. An asbestos clearance certificate should be gained following the completion of removal works. |  |

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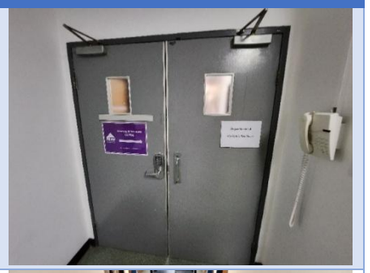
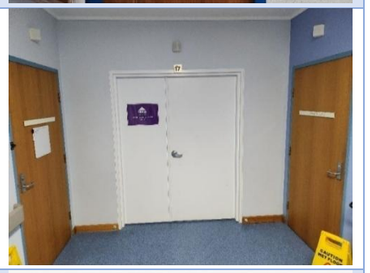
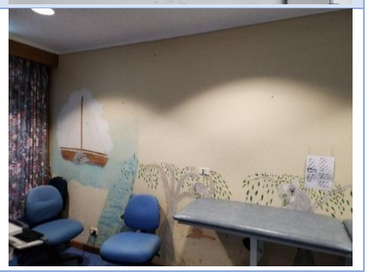
| Material Identification | | | Risk Assessment | | | | Risk Management & Corrective Actions | Photo |
|---|---|---|---|---|---|---|---|---|
| Location of Material | Description | Sample No. | Hazmat Detected / Identified | Quantity sqm, Lm, Unit | Friability | Risk Rating (H,M,L,N) | | |
| Northern Wing, eastern end double doors "Cemac Associated Limited" | Fire door cores | Asb01/R4 | **AM** | 2 units | F | Low | The item should be removed prior to commencement of refurbishment works by a Class A asbestos removalist as intact units. Air monitoring should be undertaken during removal works. An asbestos clearance certificate should be gained following the completion of removal works. |  |
| Northern Wing, hallway, blue flooring | Vinyl sheeting | NAI | Presumed non-asbestos | TH | NA | - | No further action required.<br>No sample taken at request of client. |  |
| Northern Wing, southeast corner room, opposite Cleaners, green terrazzo flooring | Vinyl sheeting | Asb07 | **CH** | 6 sqm | F | Negligible | The item should be removed prior to commencement of refurbishment works by a Class A asbestos removalist. Air monitoring should be undertaken during removal works. An asbestos clearance certificate should be gained following the completion of removal works. |  |
| Northern Wing, Office Room 28, beige terrazzo flooring | Vinyl sheeting | Asb07/R1 | **CH** | 8 sqm | F | Negligible | The item should be removed prior to commencement of refurbishment works by a Class A asbestos removalist. Air monitoring should be undertaken during removal works. An asbestos clearance certificate should be gained following the completion of removal works.<br>No sample taken at request of client. |  |
| Northern Wing, All Offices, beige terrazzo flooring | Vinyl sheeting | Asb07/R2 | **CH** | TH | F | Negligible | Confirm presence of item throughout northern wing. The item should be removed prior to commencement of refurbishment works by a Class A asbestos removalist. Air monitoring should be undertaken during removal works. An asbestos clearance certificate should be gained following the completion of removal works.<br>No sample taken at request of client. | - |

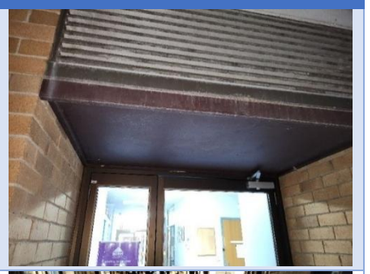
**Key:** CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

| Material Identification | | Risk Assessment | | | | | Risk Management & Corrective Actions | Photo |
|---|---|---|---|---|---|---|---|---|
| Location of Material | Description | Sample No. | Hazmat Detected / Identified | Quantity sqm, Lm, Unit | Friability | Risk Rating (H,M,L,N) | | |
| Northern Wing, mid hallway double doors "Cemac Associated Limited" | Fire door cores | Asb01/R5 | **AM** | 2 units | F | Low | The item should be removed prior to commencement of refurbishment works by a Class A asbestos removalist as intact units. Air monitoring should be undertaken during removal works. An asbestos clearance certificate should be gained following the completion of removal works. | - |
| Northern Wing, door frames | Dark blue paint system | Pb03 | 0.06% Lead | TH | NA | Low | No further action required. |  |
| Northern Wing, door frames | Medium blue paint system | Pb04 | <0.01% Lead | TH | NA | Low | No further action required. |  |
| Northern Wing, two northwest rooms, wall light fittings and medical equipment conduits | Brown paint system | P4 | **Presumed lead** | 12 units | NA | Negligible | This material it should be removed prior to the commencement of refurbishment works by competent person(s) under localised dust control conditions. Lead contaminated waste should be disposed of in accordance with EPA requirements.<br>No sample taken at request of client. |  |
| Northern Wing, Staff Room/Tea Room, walls | Beige paint system | Pb05 | <0.01% Lead | TH | NA | Low | No further action required. |  |

**Key:** CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

| Material Identification | | | Risk Assessment | | | | Risk Management & Corrective Actions | Photo |
|---|---|---|---|---|---|---|---|---|
| Location of Material | Description | Sample No. | Hazmat Detected / Identified | Quantity sqm, Lm, Unit | Friability | Risk Rating (H,M,L,N) | | |
| Northern Wing, Cleaners, external cladding | Fibre cement sheeting | P5 | **Presumed asbestos** | 8 sqm | NF | Low | The item should be removed prior to commencement of refurbishment works by a Class A or B asbestos removalist. An asbestos clearance certificate should be gained following the completion of removal works. Consideration should be given to air monitoring during removal works.<br>No sample taken at request of client. |  |
| Northern Wing, Cleaners, internal wall lining | Fibre cement sheeting | P6 | **Presumed asbestos** | 8 sqm | NF | Low | The item should be removed prior to commencement of refurbishment works by a Class A or B asbestos removalist. An asbestos clearance certificate should be gained following the completion of removal works. Consideration should be given to air monitoring during removal works.<br>No sample taken at request of client. |  |
| Northern Wing, external, eave lining | Fibre cement sheeting | P7 | **Presumed asbestos** | 50 sqm | NF | Low | The item should be removed prior to commencement of refurbishment works by a Class A or B asbestos removalist. An asbestos clearance certificate should be gained following the completion of removal works. Consideration should be given to air monitoring during removal works.<br>No sample taken at request of client. |  |
| Northern Wing, external, infill panel above western entrance | Fibre cement sheeting | P8 | **Presumed asbestos** | <1 sqm | NF | Low | The item should be removed prior to commencement of refurbishment works by a Class A or B asbestos removalist. An asbestos clearance certificate should be gained following the completion of removal works. Consideration should be given to air monitoring during removal works.<br>No sample taken at request of client. |  |

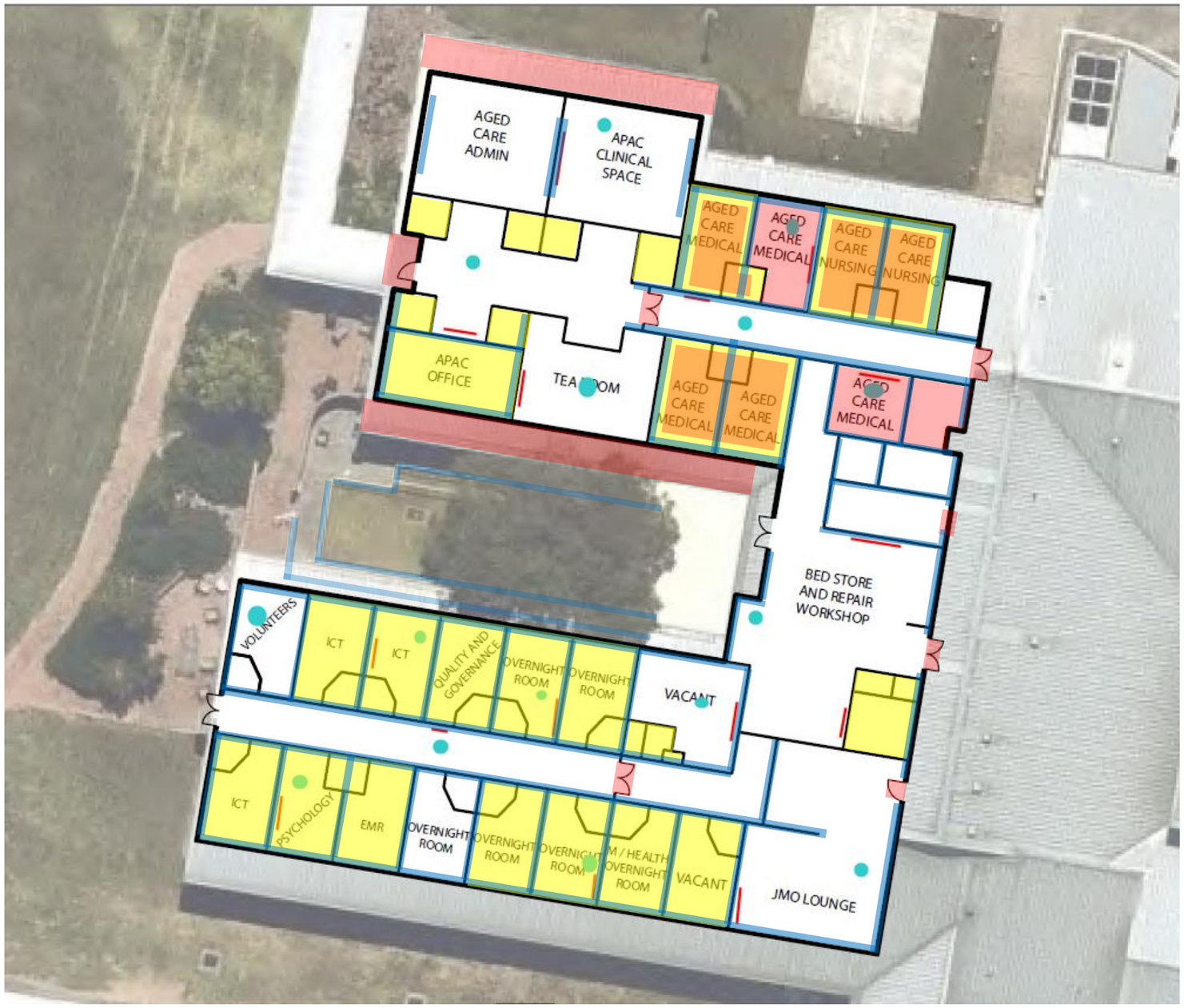
**Key:** CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

| Material Identification | | | Risk Assessment | | | | Risk Management & Corrective Actions | Photo |
|---|---|---|---|---|---|---|---|---|
| Location of Material | Description | Sample No. | Hazmat Detected / Identified | Quantity sqm, Lm, Unit | Friability | Risk Rating (H,M,L,N) | | |
| Northern Wing, external, awning above western entrance | Fibre cement sheeting | P9 | **Presumed asbestos** | 2 sqm | NF | Low | The item should be removed prior to commencement of refurbishment works by a Class A or B asbestos removalist. An asbestos clearance certificate should be gained following the completion of removal works. Consideration should be given to air monitoring during removal works.<br>No sample taken at request of client. |  |
| External, central courtyard, handrail | Cream paint system | P10 | **Presumed lead** | TH | NA | Medium | This material it should be removed prior to the commencement of refurbishment works by competent person(s) under localised dust control conditions. Lead contaminated waste should be disposed of in accordance with EPA requirements.<br>No sample taken at request of client. |  |
| External, central courtyard, fire hydrants | White paint system | P11 | **Presumed lead** | TH | NA | Low | This material it should be removed prior to the commencement of refurbishment works by competent person(s) under localised dust control conditions. Lead contaminated waste should be disposed of in accordance with EPA requirements.<br>No sample taken at request of client. |  |
| External, Southern Wing, south east side, fire hydrant | Red paint system | P12 | **Presumed lead** | 1 unit | NA | Medium | This material it should be removed prior to the commencement of refurbishment works by competent person(s) under localised dust control conditions. Lead contaminated waste should be disposed of in accordance with EPA requirements.<br>No sample taken at request of client. |  |

**Key:** CH=Chrysotile, AM=Amosite, CR=Crocidolite, UMF=Unknown mineral fibre. SMF=Synthetic Mineral Fibres, NAI=No Asbestos Identified, NHD=No Hazmat Detected, NAD=No Asbestos Detected, NHI=No Hazmat Identified, F=Friable Asbestos within soft matrix, NF=Non-Friable Asbestos (i.e. Bonded) Asbestos within solid matrix, TH=Throughout, P=Presumed, SP=Strongly Presumed, R=Referenced sample, TH=Throughout, UK=Unknown, Lm=Linear Metre

## 5. Marked Plans

Figure 1 - Depicts site plan and sample location




**Key**

Inaccessible Area | Area Containing Asbestos | Area Containing Lead

# Appendix A – Qualitative Risk Matrix

Table 4 – Condition and Disturbance Assessment

| Condition | | |
|---|---|---|
| **1** | GOOD | NO OBVIOUS DETERIORATION, SECURED IN PLACE, SEALED AND ENCAPSULATED. |
| **2** | LOW DAMAGE | SCRAPES AND SCTARCHES, ENCAPSULATED |
| **3** | FAIR | MINOR DAMAGE OR DETERIORATION, NOT SEALED OR ENCAPSULATED |
| **4** | MODERATE | MAJOR DAMAGE THROUGHOUT, NO DEBRIS OR DUST, NOT BE SEALED / ENCAPSULATED |
| **5** | POOR | OBVIOUS DAMAGED OR DETERIORATION, EXTENSIVE DUST AND CONTAMINATION |
| **Disturbance Potential** | | |
| **1** | INACCESSIBLE | NOT ACCESSIBLE BUT VISIBLE |
| **2** | UNLIKELY | DISTURBANCE UNLIKELY DURING TYPICAL OCCUPATION OF THE BUILDING |
| **3** | POSSIBLE | DISTURBANCE UNLIKELY DURING TYPICAL OCCUPANCY OF THE BUILDING HOWEVER MAY OCCUR DURING MAINTENANCE WORKS |
| **4** | LIKELY | DISTURBANCE MAY OCCUR DURING TYPICAL OCCUPANCY OF THE BUILDING AND IS LIKELY DURING MAINTENANCE WORKS |
| **5** | CERTAIN | VERY LIKELY TO OCCUR DUE HIGHT AND TRASIT ROUT |

Table 5 – Risk Assessment Chart

| Material Condition | | Probability of Disturbance | | | | |
|---|---|---|---|---|---|---|
| | | Inaccessible | Unlikely | Possible | Likely | Certain |
| | | 1 | 2 | 3 | 4 | 5 |
| Good | 1 | 2 | 3 | 4 | 5 | 6 |
| Low | 2 | 3 | 4 | 5 | 6 | 7 |
| Fair | 3 | 4 | 5 | 6 | 7 | 8 |
| Moderate | 4 | 5 | 6 | 7 | 8 | 9 |
| Poor | 5 | 6 | 7 | 8 | 9 | 10 |

**LEGEND:** 1-3 NEGLIGIBLE 4-5 LOW RISK 6-7 MEDIUM RISK 8-10 HIGH RISK

# Appendix B – Legislative Requirements

Table 6 – Australian legislative requirements

| STATE<br>Primary Asbestos Legislation | Asbestos Survey Requirements | Asbestos Documentation Review Requirements | Reporting Requirements | Supporting Documentation |
|---|---|---|---|---|
| **COMMONWEALTH**<br>**Work Health & Safety Act 2011**<br>**Work Health & Safety Regulations 2011**<br>***Chapter 8 – Asbestos***<br>https://www.safeworkaustralia.gov.au/safety-topic/hazards/asbestos/resources | Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory.<br>A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace.<br>An asbestos register is to be kept at the workplace. | Asbestos Management Plan (AMP) & Asbestos Register are to be kept current.<br>Should be reviewed at least once every 5 years. | AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works.<br>Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified.<br>An asbestos register is not required if building was constructed after 31 December 2003. | Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020.<br>Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020<br>AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998)<br>Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017].<br>AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011<br>National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)].<br>ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors. |
| **AUSTRALIAN CAPITAL TERRITORY**<br>**Work Health & Safety Act 2011**<br>**Work Health & Safety Regulations 2011**<br>***Chapter 8 – Asbestos***<br>https://www.worksafe.act.gov.au/laws-and-compliance/codes-of-practice | Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory.<br>A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace.<br>An asbestos register is to be kept at the workplace. | Asbestos Management Plan (AMP) & Asbestos Register are to be kept current.<br>Should be reviewed at least once every 5 years. | AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works.<br>Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified.<br>An asbestos register is not required if building was constructed after 31 December 2003. | Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020.<br>Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020<br>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)]<br>Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012;<br>Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021<br>Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002;<br>AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998)<br>Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017].<br>AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011<br>National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)].<br>ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors. |
| **NEW SOUTH WALES**<br>**Work Health & Safety Act 2011**<br>**Work Health & Safety Regulations 2017**<br>***Chapter 8 – Asbestos***<br>https://www.safework.nsw.gov.au/hazards-a-z/asbestos | Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory.<br>A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace.<br>An asbestos register is to be kept at the workplace. | Asbestos Management Plan (AMP) & Asbestos Register are to be kept current.<br>Should be reviewed at least once every 5 years. | AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works.<br>Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified.<br>An asbestos register is not required if building was constructed after 31 December 2003. | Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020.<br>NSW Government Code of Practice – How to Manage and Control Asbestos in the Workplace 2022.<br>How to Safely Remove Asbestos: Code of Practice 2022.<br>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)]<br>Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012;<br>Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021<br>Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002;<br>AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998)<br>Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017].<br>AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011<br>National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)].<br>ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors. |
| **NORTHERN TERRITORY**<br>**Work Health & Safety (National Uniform Legislation) Act 2011**<br>**Work Health & Safety (National Uniform Legislation) Regulations 2011** | Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory. | Asbestos Management Plan (AMP) & Asbestos Register are to be kept current.<br>Should be reviewed at least once every 5 years. | AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works. | Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020.<br>Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020<br>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] |

| STATE<br>Primary Asbestos Legislation | Asbestos Survey Requirements | Asbestos Documentation Review Requirements | Reporting Requirements | Supporting Documentation |
|---|---|---|---|---|
| ***Chapter 8 – Asbestos***<br>https://asbestos.nt.gov.au/general-information/legislation-and-codes-of-practice | A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace.<br>An asbestos register is to be kept at the workplace. | | Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified.<br>An asbestos register is not required if building was constructed after 31 December 2003. | Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012;<br>Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021<br>Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002;<br>AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998)<br>Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017].<br>AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011<br>National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)].<br>ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors. |
| **QUEENSLAND**<br>**Work Health & Safety Act 2011**<br>**Work Health & Safety Regulations 2011**<br>***Chapter 8 – Asbestos***<br>https://www.asbestos.qld.gov.au/general-information/legislation-and-codes-practice | Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory.<br>A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace.<br>An asbestos register is to be kept at the workplace. | Asbestos Management Plan (AMP) & Asbestos Register are to be kept current.<br>Should be reviewed at least once every 5 years. | AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works.<br>Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified.<br>An asbestos register is not required if building was constructed after 31 December 2003. | Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020.<br>WHSQ How to manage and control asbestos in the workplace Code of Practice 2021<br>WHSQ How to Safely Remove Asbestos Code of Practice 2021<br>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)]<br>Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012;<br>Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021<br>Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002;<br>AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998)<br>Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017].<br>AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011<br>National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)].<br>ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors. |
| **SOUTH AUSTRALIA**<br>**Work Health & Safety Act 2012**<br>**Work Health & Safety Regulations 2012**<br>***Chapter 8 – Asbestos***<br>https://www.safework.sa.gov.au/workplaces/codes-of-practice#COPs | Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory.<br>A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace.<br>An asbestos register is to be kept at the workplace. | Asbestos Management Plan (AMP) & Asbestos Register are to be kept current.<br>Should be reviewed at least once every 5 years. | AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works.<br>Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified.<br>An asbestos register is not required if building was constructed after 31 December 2003. | Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020.<br>Gov. of South Australia - How to Safely Remove Asbestos Code of Practice 2020<br>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)]<br>Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012;<br>Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021<br>Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002;<br>AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998)<br>Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017].<br>AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011<br>National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)].<br>ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors. |
| **TASMANIA**<br>**Work Health & Safety Act 2012**<br>**Work Health & Safety Regulations 2012**<br>***Chapter 8 – Asbestos***<br>https://worksafe.tas.gov.au/asbestos | Person who manages or controls a workplace must ensure, so far is reasonably practicable, that all asbestos present under their management or control is identified by a ***competent person***. If sampling is to be conducted must be NATA accredited laboratory.<br>A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace.<br>An asbestos register is to be kept at the workplace. | Asbestos Management Plan (AMP) & Asbestos Register are to be kept current.<br>Should be reviewed at least once every 5 years. | AMP must include information identification of asbestos, decisions on management of identified materials, as well as procedures for detailing incidents and emergencies with regard to asbestos and consolation, responsibility and training of persons who will be involved with asbestos works.<br>Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. | Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2018.<br>Safe Work Australia Code of Practice – How to Safely Remove Asbestos 2018<br>Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)]<br>Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012;<br>Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 |

| STATE<br>Primary Asbestos Legislation | Asbestos Survey Requirements | Asbestos Documentation Review Requirements | Reporting Requirements | Supporting Documentation |
|---|---|---|---|---|
| | | | An asbestos register is not required if building was constructed after 31 December 2003. | Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002;<br>AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998)<br>Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017].<br>AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011<br>National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)].<br>ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors. |
| **VICTORIA**<br>**Occupational Health & Safety Act 2004**<br>**Occupational Health and Safety Regulations 2017** – ***Part 4.4 - Asbestos***<br>**https://www.worksafe.vic.gov.au/asbestos** | Person who manages or controls a workplace must ensure, so far is reasonably practicable, identify all asbestos present that is under their management or control. Must determine the location, type, friability condition and likelihood of ACM sustaining damage or deterioration. Division 6 requires that prior to any demolition or refurbishment works, the person who manages or controls the workplace must review the asbestos register and revise if it is inadequate in regard to the planned works. | Undertake review and revision of risk assessment when condition of asbestos changes, remedial work has been carried out or the assessment is no longer valid. At least once every 5 years. | Reports must include the type, location, friability & condition of asbestos, Identification of inaccessible areas and risk assessment including dates. | Work Safe Victoria Compliance Code – Managing Asbestos in Workplaces 2019<br>Work Safe Victoria Compliance Code – Removing Asbestos in Workplaces 2019<br>AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998)<br>Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017].<br>AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011<br>National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)].<br>ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors. |
| **WESTERN AUSTRALIA**<br>**Occupational Safety and Health Act 1984**<br>**Occupational Health and Safety Regulations 1996** ***Division 4 - Further requirements in relation to certain hazardous substances. Subdivision 1 – Asbestos. Regulation 5.43***<br>**https://www.commerce.wa.gov.au/worksafe/occupational-safety-and-health-act-and-regulations** | Employer, main contractor, self-employed person or person having control of the workplace to ensure that presence and location of asbestos at the workplace is identified. The process of identification and assessment of risks arising from asbestos hazards are to be conducted in accordance with the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)]. | Annual review of register and management plan under NOHSC: 2018(2005). A visual inspection of ACM should be undertaken as part of any review. | Under NOHSC:2018(2005):<br>Maintain a register on the premises which includes date of assessment, location & types of asbestos, analysis, risk assessments, control measures, and details of competent person who undertook the assessment. Details of presumptions made and likely asbestos in inaccessible areas to be included | Health (Asbestos) Regulations 1992<br>Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)]<br>Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018 (2005)] Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)]<br>Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012;<br>Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021<br>Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002;<br>AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998)<br>Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017].<br>AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011<br>National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)].<br>ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors. |

# Appendix C – Analysis certificates

**EHO Consulting Pty Ltd**
16/380 Pennant Hills Rd
Pennant Hills, NSW 2120

ABN 49 620 205 192
www.ehoc.com.au
info@ehoc.com.au

**Job Number:** JN05003
**Lab Number:** LN08592
**Client:** Capital Insight Pty Limited
**Contact:** Rina Rodriguez - rina.rodriguez@capitalinsight.com.au
**Client Address:** 99 Walker St NORTH SYDNEY 2060
**Purchase Order (PO):**N/A

**Requested by:** Capital Insight Pty Limited
**Sample Date:** Wednesday 3 April 2024
**Sampled By:** Alex Clark
**Date Received:** Thursday 4 April 2024
**Date Analysed:** Friday 5 April 2024

# Asbestos Certificate of Analysis
## AS4964 (2004) Method for the Qualitative Identification of Asbestos in Bulk Samples

**Site address:** Pacific Highway, Hamlyn Terrace NSW 2259

Asbestos samples have been examined at EHO Consulting (EHOC) Sydney Laboratory, 16/380 Pennant Hills Rd, Pennant Hills, NSW 2120. Analysis undertaken is a qualitative identification of asbestos fibres in bulk and soil samples by polarised light microscopy, including dispersion staining, in accordance with AS4964 (2004) Method for the qualitative identification of asbestos in bulk samples and EHOC's Asbestos Bulk Soil ID Standard Operating Procedure (CD38) and NATA Accreditation **No# 20381**, . Trace analysis carried out on all non-homogenous samples. Accredited for compliance with ISO/IEC: 17025-Testing. NATA is a signatory to the ILAC Mutual Recognition Arrangement for the mutual recognition of the equivalence of testing, medical testing, calibration, inspection, proficiency testing scheme providers and reference materials producers reports and certificates

| LAB ID NUMBER | SAMPLE NUMBER | DESCRIPTION | LOCATION | SAMPLE DIMENSIONS | RESULT | COMMENTS |
|---|---|---|---|---|---|---|
| LIN01 | Asb01 | Millboard | Bed store, eastern double fire door, core material | 1g | AM | |
| LIN02 | Asb02 | Cement | Bed store, ceiling cavity, fibre cement packers to timber ceiling structure | 20g | CH, OF | |
| LIN03 | Asb03 | Cement | Bed store, northern store room, fibre cement ceiling lining | 3g | CH, OF | |
| LIN04 | Asb04 | Vinyl sheeting | South wing, Room 13, blue vinyl flooring | 32g | NAD, OF | Sample consists of blue vinyl sheeting with yellow adhesive. All NAD, OF. |
| LIN05 | Asb05 | Soft Fibre Board | South wing, Psychology Office, ceiling tile with fire alarm | 1g | NAD, OF, SMF | |
| LIN06 | Asb06 | Soft Fibre Board | South wing, Psychology Office, ceiling tiles (all others) | 1g | NAD, OF, SMF | |
| LIN07 | Asb07 | Vinyl sheeting | North wing, southeast corner room, opposite Cleaners, green vinyl flooring | 29g | CH | Sample consists of green vinyl sheeting with CH containing millboard backing. |

**Key:**

NAD - No Asbestos Detected, CH - Chrysotile Asbestos Detected, AM - Amosite Asbestos Detected, CR - Crocidolite Asbestos Detected, UMF - Unknown Mineral Fibres Detected, SMF - Synthetic Mineral Fibres Detected, OF - Organic Fibres Detected, Trace - Trace Asbestos Detected, * - No

trace asbestos detected at the reporting limit of 0.1 g/kg

## Limitations

The results contained in this report relate only to the sample/s submitted for testing. The laboratory accepts no responsibility for location, sampling date, sample ID, sampler and client details provided. Results indicating "No asbestos detected" indicates a reporting limit specified in AS4964 -2004 which is 0.1g/ Kg (0.01%). Any amounts detected at assumed lower level than that would be reported, however those assumed lower levels may be treated as "No Asbestos Detected" as specified and recommended by A4964-2004. Loose asbestos fibres/ fibre bundles are detected and reported as handpicked fibres/ fibre bundles, and they do not represent respirable fibres. All non-homogenous samples such as dust and soils are subject to trace analysis, unless impractical to do so due to nature or size of the sample.

^Dust samples taken using a tape as sample collection method (Dust on Tape) are outside of NATA sample requirements and are not accredited under EHO's scope of accreditation.

If no asbestos is detected in vinyl tiles, mastics, sealants, epoxy resins and ore samples then confirmation by another independent analytical technique is advised due to the nature of the samples. EHO Group accepts no responsibility for the initial collection, packaging or transportation of samples submitted by a non EHO consultant / employee. This document may not be reproduced except in full.

Approved Analyst : **Mathew Sutton**

Date: 05-04-2024

Approved Signatory: **Mathew Sutton**

Date: 05-04-2024

### Report disclaimants

This report has been prepared by EHO Consulting Pty Ltd ACN 620 205 192 ("EHOC"), and its contents were provided exclusively for the use of the Client.

Every care has been taken in the preparation of this report and its contents are believed to be accurate at the date of report. However, EHOC, its officers, employees and contractors ("personnel") do not give any representations or warranties as to the reliability, accuracy or completeness of the report. Both EHOC and its personnel are not liable for any loss or damage (whether direct or indirect), howsoever arising (whether in negligence or otherwise), out of or in connection with this report, except where such liability is made non-excludable by legislation.

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1. a supply of goods (or equivalent goods) or services again; or
2. the payment of the cost of having the goods (or equivalent goods) or services supplied again.

SYDNEY ANALYTICAL LABORATORIES

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Telephone: (02) 9838 8903
Fax: (02) 9838 8919
A.C.N. 003 614 695
A.B.N. 81 829 182 852
NATA No: 1884

ANALYTICAL REPORT for:

EHO CONSULTING

16/380 PENNANT HILLS RD
PENNANT HILLS 2020

ATTN: FAZ JALALI

JOB NO: SAL28830M

CLIENT ORDER: JN05003

DATE RECEIVED: 05/04/24

DATE COMPLETED: 09/04/24

TYPE OF SAMPLES: PAINTS

NO OF SAMPLES: 5

NATA Accredited for compliance with ISO/IEC 17025 Testing

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Issued on 09/04/24
Lance Smith
(Chief Chemist)

## ANALYTICAL REPORT

**JOB NO: SAL28830M**
**CLIENT ORDER: JN05003**

| | SAMPLES | Pb % |
|---|---|---|
| 1 | Pb01 | 0.21 |
| 2 | Pb02 | 0.16 |
| 3 | Pb03 | 0.06 |
| 4 | Pb04 | <0.01 |
| 5 | Pb05 | <0.01 |

| | |
|---|---|
| MDL | 0.01 |
| Method Code | A8 |
| Preparation | P1 |

DATE OF COLLECTION: 03/04/24
SITE: WYONG HOSPITAL BLOCK C - 664 PACIFIC HWY, HAMLYN TERRACE, NSW

## ANALYTICAL REPORT

**JOB NO: SAL28830M**
**CLIENT ORDER: JN05003**

### METHODS OF PREPARATION AND ANALYSIS

The tests contained in this report have been carried out on the samples as received by the laboratory. In the case where an analyte or group of analytes are received outside of recommended holding times, the analysis will proceed and the report annotated. Analysis is carried out within analyte holding times where possible.

| | |
|---|---|
| P1 | Analysis performed on sample as received |
| A8 | Total Lead in Paint/Dust - In House Method A8<br>Determined by APHA 3111B (Flame AAS) |