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**REPORT TO  
HEALTH INFRASTRUCTURE**

**ON  
HAZARDOUS BUILDING MATERIALS SURVEY**

**FOR  
PROPOSED NEPEAN TAMS DEVELOPMENT**

**AT  
NEPEAN HOSPITAL, DERBY STREET, KINGSWOOD,  
NSW**

Date: 28 June 2022

Ref: E35033PLrpt2-HAZ

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For and on behalf of

JKE

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#### DOCUMENT REVISION RECORD

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- b) The limitations defined in the client's brief to JKE; and
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**Appendix A: Report Figures**

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## Abbreviations

Asbestos Containing Material  
Chain of Custody  
JK Environments  
National Association of Testing Authorities  
Personal Protective Equipment  
Polychlorinated Biphenyls  
Practical Quantitation Limit  
Synthetic Mineral Fibre

ACM  
COC  
JKE  
NATA  
PPE  
PCB  
PQL  
SMF

## **1 INTRODUCTION**

Health Infrastructure ('the client') commissioned JK Environments (JKE) to undertake a hazardous building materials survey for the proposed TAMS development at the existing Nepean Hospital Fleet Car Park, Derby Street, Kingswood, NSW ('the site'). The site location is shown on Figure 1 and the survey was confined to the development area as shown on Figure 2.

This document was prepared specifically for the proposed site development works and should not be considered a hazardous building materials management plan or removal control plan.

The document does not contain information regarding an assessment of risk, safe work procedures or control measures associated with hazardous building materials. In the event that hazardous building materials remain at the site a hazardous building materials management plan must be prepared.

### **1.1 Proposed Development Details**

The proposed development includes demolition of the existing asphalt car park and construction of a new building for the TAMS compound.

### **1.2 Scope of Work**

The survey was undertaken generally in accordance with a JKE proposal (Ref: EP55875PL) of 4 February 2022 and written acceptance from the client of 11 April 2022. The scope of work included the following:

- A detailed inspection of the site shown on Figure 2, including built features;
- Sampling of representative materials in accordance with the assessment criteria and inspection procedure outlined in Section 4;
- Documentation of inspection finds including sample location, material type, condition, friability, photographic evidence and site location;
- Laboratory analysis of selected representative materials; and
- Preparation of a report presenting the results of the hazardous building materials assessment.

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## **2 SITE DESCRIPTION**

Field work for this survey was undertaken on the 2 April 2022. The site description at the time of the field work is outlined below. The site location is shown on Figure 1 and the general site layout is shown on Figure 2.

The site is within the existing Nepean Hospital Fleet Car Park located to the north of Derby Street, Kingswood, NSW. The site generally consisted of an open-air car park that was mostly paved with asphaltic concrete. Built features included in-ground stormwater drainage pits, boom gates at the entrance from Debry Street, concrete paved footpaths along the north boundary and the eastern wall of the multi-storey car park to the west, as shown on the attached Figure 2.

### 3 REGULATORY BACKGROUND INFORMATION

All work associated with the inspection and reporting of hazardous building materials is generally undertaken in accordance with the following legislation, guidelines and standards:

Table 3-1: Guidelines / Documents

<b>GUIDELINES / REGULATIONS / DOCUMENTS</b>
<b>Asbestos</b>
<i>Code of Practice How to Manage and Control Asbestos in the Workplace, Safe Work NSW, August 2019</i>
<i>Code of Practice How to Safely Remove Asbestos, Safe Work NSW, August 2019</i>
<b>SMF</b>
<i>National Standard for the Safe Use of Synthetic Mineral Fibres [National Occupational Health and Safety Commission:1004 (1990)]</i>
<i>National Code of Practice for the Safe Use of Synthetic Mineral Fibres [National Occupational Health and Safety Commission:2006 (1990)]</i>
<i>Code of Practice for the Safe Use of Synthetic Mineral Fibres, WorkCover: 1993.</i>
<b>Lead</b>
<i>Guide to Lead Paint Management - Part 2: Residential and Commercial Buildings, Australian Standard AS4361.2, 1998</i>
<i>Guide to Hazardous Paint Management, Part 2: Lead Paint in Residential, Public and Commercial Buildings, Australian Standard AS4361.2, 2017</i>
<b>PCBs</b>
<i>Identification of PCB-Containing Capacitors, Australian and New Zealand Environment and Conservation Council (ANZECC), 1997</i>
<b>General</b>
<i>Work Health and Safety Act 2011 (NSW)</i>
<i>Work Health and Safety Regulation 2017 (NSW)</i>
<i>The Demolition of Structures, Australian Standard AS2601 (2001)</i>



## **4 ASSESSMENT CRITERIA AND INSPECTION PROCEDURE**

The assessment included a visual inspection of the structures, sampling and laboratory analysis as described in the following sections.

### **4.1 Asbestos Fibre Containing Materials**

Representative samples of construction materials identified as potentially containing asbestos were obtained using hand tools by personnel wearing suitable personal protective equipment (PPE). The samples were placed in sealed plastic bags and labelled with a unique job number, sampling location and date. All samples were recorded on the chain of custody (COC) record presented in Appendix C.

Following the completion of the field inspection, the samples were forwarded to a National Association of Testing Authorities (NATA) registered laboratory, Envirolab Services Pty Ltd (NATA Accreditation No. 2901), for analysis. The asbestos samples were analysed using stereo and polarising light microscopy methods with dispersion staining techniques.

### **4.2 Lead Containing Materials**

Representative samples of deteriorated paint films that potentially contain elevated lead concentrations were obtained using hand tools by personnel wearing suitable PPE.

Only significantly deteriorated paint systems that are considered likely to impact on demolition/refurbishment practices or that are considered a health or environmental hazard were sampled and recorded.

The paint flakes obtained included all layers of paint on a particular surface and so are considered to be composites of the materials at each location. The paint flake samples were placed in sealed plastic bags and labelled with a unique job number, sampling location and date. All samples were recorded on the COC record presented in Appendix C.

In accordance with the Australian Standard AS4361.2, 2017 *“Guide to Hazardous Paint Management, Part 2: Lead Paint in Residential, Public and Commercial Buildings*, a lead in paint concentration greater than 0.1% w/w is considered to be lead based paint.

Following the completion of the field inspection, the samples were forwarded to a NATA registered laboratory for analysis. Analysis for lead content is performed using a nitric and hydrochloric acid digest followed by ICP-AES (Inductively Coupled Plasma – Atomic Emission Spectroscopy) quantification methods.

### **4.3 Polychlorinated Biphenyls (PCBs) Containing Electrical Equipment**

The major use of PCBs in the electrical industry has been inside transformers and capacitors. Transformers may include relatively small transformers inside electrical mains/fuse cabinets. Capacitors containing PCBs were installed in numerous types of fluorescent light fittings during the 1950's, 60's and 70's.

Representative samples of each type of electrical equipment identified within the existing structure were visually examined to assess whether the equipment is insulated with PCBs. Details on the make, type, capacitance, dimensions, date and power were recorded and checked with the ANZECC database of known PCB containing electrical equipment and the results of the review were noted.

### **4.4 Synthetic Mineral Fibre Containing Materials**

Construction materials identified as potentially containing synthetic mineral fibre (SMF) were examined by site personnel and their location was noted (if such materials were identified). In the event that the materials were suspected to contain asbestos fibres, representative samples were obtained using hand tools by personnel wearing suitable PPE. The material samples were placed in sealed plastic bags and labelled with a unique job number, sampling location and date. All samples were recorded on the COC record presented in Appendix C.

Following the completion of the field inspection, the samples were forwarded to a NATA registered laboratory for asbestos fibre analysis. The samples were analysed using stereo and polarising light microscopy methods with dispersion staining techniques.

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## **5 RESULTS OF THE INSPECTION**

The results of the inspection and subsequent laboratory analysis are summarised in the following sections. For specific locations and details of materials identified during the inspection, please refer to the Hazardous Building Materials Register in Appendix B and the laboratory analysis report in Appendix C.

### **5.1 Asbestos**

Not identified within the scope and limitations of the report.

### **5.2 Lead in Paint**

Not identified within the scope and limitations of the report.

### **5.3 Polychlorinated Biphenyls (PCBs)**

Not identified within the scope and limitations of the report.

### **5.4 Synthetic Mineral Fibre (SMF)**

Not identified within the scope and limitations of the report.

### **5.5 Site Access Limitations**

Access throughout the site was generally unrestricted within the scope and limitations of the report.

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## **6 COMMENTS AND RECOMMENDATIONS**

### **6.1 Asbestos Materials**

No asbestos fibre containing construction materials have been identified within built features at the site.

If previously unidentified materials (suspected of containing asbestos) are identified during the demolition phase, works should cease and the material should be inspected and classified by an experienced consultant. The area should be isolated and barricaded until the material has been classified as non-hazardous or removed and the area cleared.

### **6.2 Lead in Paint**

Not identified within the scope and limitations of the report.

### **6.3 PCB Containing Electrical Equipment**

Representative samples of each major type of fluorescent light fittings were visually inspected to determine which lights are fitted with PCB containing ballast capacitors. No PCB containing capacitors within electrical equipment were identified during the site inspection.

### **6.4 SMF Materials**

No sources of SMF containing materials were identified at the time of the site inspection. No recommendations necessary.

## 7 LIMITATIONS

The conclusions developed in this report are based on site conditions which existed at the time of the survey. They are based on investigation of conditions at specific locations, chosen to be as representative as possible under the given circumstances, and visual observations of the site and vicinity, together with the interpretation of available documents reviewed as described in this report.

Surveys are conducted in a conscientious and professional manner. The nature of the task however, and the likely disproportion between any damage or loss which might arise from the work or reports prepared as a result, and the cost of our services, is such that JKE cannot guarantee that all hazardous building materials have been identified and/or addressed.

Due to the possibility of renovations and additions to the building structures over time, hazardous building materials may have been hidden behind new walls and ceilings. Such areas were inaccessible during the inspection. If any suspect materials are found during further renovation of the buildings, the material should be sent for identification and expert advice sought.

Therefore, while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services we have provided to our client and/or any other associated parties.

Unless specifically noted, the survey did not cover:

- Hidden and/or inaccessible locations such as in or under concrete slabs, wall cavities, hidden storage areas and the like;
- Lift wells and inaccessible/unidentified shafts, cavities and the like;
- Air conditioning, heating, mechanical, electrical or other equipment;
- General exterior ground surfaces and subsurface areas e.g. asbestos in fill/soil;
- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate;
- Materials other than normal building fabric, materials in laboratories or special purpose facilities and building materials that cannot be reasonably and safely assessed without assistance;
- Areas where access was limited during the time of the site inspection as outlined in Section 6; and
- Materials other than asbestos, lead, PCBs and SMF are generally outside the scope as identification can require specialised analysis/inspection techniques.

Where other potentially hazardous materials are identified these are normally reported on to the best of the consultant's ability. Analysis is not normally included and there is no guarantee that all such materials have been identified and/or addressed.

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If you have any questions concerning the contents of this letter please do not hesitate to contact us.



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## Important Information About This Report

These notes have been prepared by JKE to assist with the assessment and interpretation of this report.

### **The Report is based on a Unique Set of Project Specific Factors**

This report has been prepared in response to specific project requirements as stated in the JKE proposal document which may have been limited by instructions from the client. This report should be reviewed, and if necessary, revised if any of the following occur:

- The defined subject site is increased or sub-divided; or
- Ownership of the site changes.

JKE will not accept any responsibility whatsoever for situations where one or more of the above factors have changed since completion of the assessment. If the subject site is sold, ownership of the assessment report should be transferred by JKE to the new site owners who will be informed of the conditions and limitations under which the assessment was undertaken. No person should apply an assessment for any purpose other than that originally intended without first conferring with the consultant.

### **Misinterpretation of Site Assessments by Design Professionals**

Costly problems can occur when other design professionals develop plans based on misinterpretation of an assessment report. To minimise problems associated with misinterpretations, the environmental consultant / asbestos assessor should be retained to work with appropriate professionals to explain relevant findings and to review the adequacy of plans and specifications relevant to hazardous building materials.

### **Read Responsibility Clauses Closely**

Because an environmental site assessment is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in written transmittals. These are definitive clauses designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to any questions.



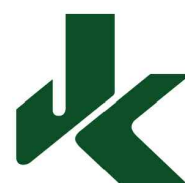
## **Appendix A: Report Figures**





AERIAL IMAGE SOURCE: MAPS.AU.NEARMAP.COM

Title:		<b>SITE LOCATION PLAN</b>
Location:		NEPEAN HOSPITAL, DERBY STREET, KINGSWOOD, NSW
Project No:	E35033PL	Figure No: 1
This plan should be read in conjunction with the Environmental report.		<b>JKEnvironments</b>



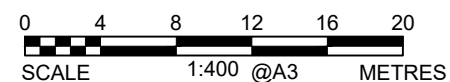




**LEGEND**



APPROXIMATE SITE BOUNDARY



This plan should be read in conjunction with the Environmental report.

Title: <b>SITE LAYOUT PLAN</b>	
Location: NEPEAN HOSPITAL, DERBY STREET, KINGSWOOD, NSW	
Project No: E35033PL	Figure No: 2
<b>JKEnvironments</b>	







## **Appendix B: Hazardous Building Materials Register**

TAMS Nepean Hospital, Derby Street, Kingswood, NSW Hazardous Building Materials Register - June 2022									
Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
ASBESTOS MATERIALS									
External, Fleet car park, Concrete footpaths, Joints	Bituminous mastic	S1	No asbestos detected: Organic fibres detected	-	-	-	-	-	-
SYNTHETIC MINERAL FIBRE (SMF)									
Not identified within the scope of the survey									
LEAD IN PAINT									
External, Fleet car park, Bollards and boom gates	Peeling yellow paint	LP1	0.01% (less than the criteria of 0.1%)	-	-	-	-	-	-
LEAD IN DUST									
Not identified within the scope of the survey									
POLYCHLORINATED BIPHENYLS									
Not identified within the scope of the survey									



## **Appendix C: Laboratory Report & COC Documents**

## **CERTIFICATE OF ANALYSIS 297181**

### **Client Details**

<b>Client</b>	JK Environments
<b>Attention</b>	Harry Leonard
<b>Address</b>	PO Box 976, North Ryde BC, NSW, 1670

### **Sample Details**

<b>Your Reference</b>	<b><u>E35033PL, Kingswood</u></b>
<b>Number of Samples</b>	1 material, 1 Paint
<b>Date samples received</b>	03/06/2022
<b>Date completed instructions received</b>	03/06/2022

### **Analysis Details**

Please refer to the following pages for results, methodology summary and quality control data.  
 Samples were analysed as received from the client. Results relate specifically to the samples as received.  
 Results are reported on a dry weight basis for solids and on an as received basis for other matrices.  
**Please refer to the last page of this report for any comments relating to the results.**

### **Report Details**

<b>Date results requested by</b>	10/06/2022
<b>Date of Issue</b>	09/06/2022
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. <b>Tests not covered by NATA are denoted with *</b>	

#### **Asbestos Approved By**

Analysed by Asbestos Approved Analyst: Wonnie Condos  
 Authorised by Asbestos Approved Signatory: Matt Mansfield

#### **Results Approved By**

Giovanni Agosti, Group Technical Manager  
 Matt Mansfield, QHSE manager

#### **Authorised By**



Nancy Zhang, Laboratory Manager

Asbestos ID - materials		
Our Reference		297181-1
Your Reference	UNITS	S1
Date Sampled		02/06/2022
Type of sample		material
Date analysed	-	07/06/2022
Mass / Dimension of Sample	-	45x20x10mm
Sample Description	-	Brown fibrous bituminous material
Asbestos ID in materials	-	No asbestos detected  Organic fibres detected
Trace Analysis	-	No asbestos detected

Lead in Paint			
Our Reference	UNITS	297181-2	297181-3
Your Reference		LP1	LP1 - [TRIPLICATE]
Date Sampled		02/06/2022	02/06/2022
Type of sample		Paint	Paint
Date prepared	-	07/06/2022	07/06/2022
Date analysed	-	08/06/2022	08/06/2022
Lead in paint	%w/w	0.01	0.007



Method ID	Methodology Summary
<b>ASB-001</b>	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.
<b>Metals-020/021/022</b>	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.

QUALITY CONTROL: Lead in Paint						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-2	[NT]
Date prepared	-			07/06/2022	2	07/06/2022	07/06/2022		07/06/2022	[NT]
Date analysed	-			08/06/2022	2	08/06/2022	08/06/2022		08/06/2022	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	2	0.01	<0.005	67	97	[NT]

**Result Definitions**

<b>NT</b>	Not tested
<b>NA</b>	Test not required
<b>INS</b>	Insufficient sample for this test
<b>PQL</b>	Practical Quantitation Limit
<b>&lt;</b>	Less than
<b>&gt;</b>	Greater than
<b>RPD</b>	Relative Percent Difference
<b>LCS</b>	Laboratory Control Sample
<b>NS</b>	Not specified
<b>NEPM</b>	National Environmental Protection Measure
<b>NR</b>	Not Reported

## Quality Control Definitions

<b>Blank</b>	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
<b>Duplicate</b>	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
<b>Matrix Spike</b>	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
<b>LCS (Laboratory Control Sample)</b>	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
<b>Surrogate Spike</b>	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

## Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

## Report Comments

Lead in paint: The laboratory RPD acceptance criteria has been exceeded for 296181-2 for Pb. Therefore a triplicate result has been issued as laboratory sample number 296181-3.

## SAMPLE RECEIPT ADVICE

### Client Details

<b>Client</b>	JK Environments
<b>Attention</b>	Harry Leonard

### Sample Login Details

<b>Your reference</b>	E35033PL, Kingswood
<b>Envirolab Reference</b>	297181
<b>Date Sample Received</b>	03/06/2022
<b>Date Instructions Received</b>	03/06/2022
<b>Date Results Expected to be Reported</b>	10/06/2022

### Sample Condition

<b>Samples received in appropriate condition for analysis</b>	Yes
<b>No. of Samples Provided</b>	1 material, 1 Paint
<b>Turnaround Time Requested</b>	Standard
<b>Temperature on Receipt (°C)</b>	18
<b>Cooling Method</b>	None
<b>Sampling Date Provided</b>	YES

### Comments

Nil

Please direct any queries to:

#### Aileen Hie

**Phone:** 02 9910 6200  
**Fax:** 02 9910 6201  
**Email:** ahie@envirolab.com.au

#### Jacinta Hurst

**Phone:** 02 9910 6200  
**Fax:** 02 9910 6201  
**Email:** jhurst@envirolab.com.au

Analysis Underway, details on the following page:



Sample ID	Asbestos ID - materials	Lead in Paint
S1	✓	
LP1		✓

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

### Additional Info

Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.

Requests for longer term sample storage must be received in writing.

Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default.

TAT for Micro is dependent on incubation. This varies from 3 to 6 days.

## **SAMPLE AND CHAIN OF CUSTODY FORM**

[illegible]