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Hazardous Materials Management Survey and Register Bathurst Hospital, 361 Howick St, West Bathurst NSW

JOB NUMBER:	JN04958
ISSUED DATE:	15 October 2024
PREPARED FOR:	TSA
CLIENT ADDRESS:	Level 5, 207 Kent St, SYDNEY 2000
INSPECTED BY:	Faz Jalali, Occupational Hygienist
REPORT BY:	Faz Jalali, Occupational Hygienist
APPROVED BY:	Alex Clark, Senior Hazmat Consultant
ISSUE NUMBER:	Rev_2

Bathurst Hospital, 361 Howick St, West Bathurst NSW

CONSULTANT DECLARATION

PROJECT DETAILS	
Project name	Bathurst Hospital Redevelopment project
Application number	SSD-TBC
Address of subject land	361-365 Howick Street, Bathurst
Lot / DP	Lot 100 in DP 1126063
APPLICANT DETAILS	
Applicant name	Health Administration Corporation
Applicant address	1 Reserve Road, St Leonards, NSW 2065
REPORT DETAILS	
Name of report this declaration relates	Hazardous Materials Management Survey and Register Bathurst Hospital
Report reference no.	JN04958-HMS-RN15659_Rev01
Report date	21 March 2024
Company name (inc. ABN / ACN)	EHO Consulting Pty Ltd - ABN 49 620 205 192
Author name	Faz Jalali
Author qualifications	Occupational Hygienist
Author address	Unit 16/380 Pennant Hills Road, Pennant Hills NSW 2120
DECLARATION BY CONSULTANT	
Name	Faz Jalali
Registration no.	LAA000156
Organisation registered with	SafeWork NSW
Declaration	The undersigned declares that Hazardous Materials Management Survey and Register Bathurst Hospital: • has been prepared in accordance with the following **policy, guidelines, or** legislative requirements: - **Work Health & Safety Act 2011** - **Work Health & Safety Regulations 2017** - **Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace 2020.** - **NSW Government Code of Practice – How to Manage and Control Asbestos in the Workplace 2022.** - **How to Safely Remove Asbestos: Code of Practice 2022.** • contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the [Hazardous Materials Management Survey and Register Bathurst Hospital] relates; • does not contain information that is false or misleading; • identifies and addresses the relevant Planning Secretary's environmental assessment requirements (SEARs) for the project;

	• identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments to which the [Hazardous Materials Management Survey and Register Bathurst Hospital] relates; • contains a consolidated summary of the proposed or necessary mitigation measures •
Signature	
Date	21-03-2024

Executive Summary

A Hazardous materials (Hazmat) survey was carried for Andrew Neill out on behalf of TSA at Bathurst Hospital, 361 Howick St, West Bathurst NSW. 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 by Faz Jalali, Occupational Hygienist between 19 to 21 February 2024.

Representative samples were collected to determine the presence of the following materials.

- asbestos containing materials (ACM)
- asbestos containing dust (ACD)
- asbestos in soil (AIS)
- naturally occurring asbestos (NOA)
- Lead containing paint

Visual identification was undertaken for the following materials:

- 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 4*). A summary of the survey findings is shown in* Table 1 *and a summary of inaccessible areas is shown in*

Table *2*. Legislative requirements and recommendations are outlined further in Appendix B, Table *7*.

Table 1 – Summary of findings

Hazardous material	General Location	Risk	Summary Recommendation
Lead paint	Metal structure on roof top playground in main hospital	Medium	The paint is flaking and requires repair or removal by competent persons in accordance with "AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings"
Fibre glass insulation	Ceiling tiles, fire breaks, pipes throughout buildings	Negligible	If impacted as part of the works please remove under controlled conditions prior to demolition persons in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).

Hazardous material	General Location	Risk	Summary Recommendation
Presumed asbestos backing	Fuse backing inside electrical boxes Throughout	Negligible	These items were not safely accessible for inspection. Inspect by a competent person prior to demolition if impacted. If refurbishment works are planned to affect this item, it should be removed by a Class A or B asbestos removal contractor in accordance with How to Safely Remove Asbestos: Code of Practice 2022.
Presumed PCB capacitor	Fluorescent lights to front canopy in Daffodil Cottage	Negligible	Inspect and remove in accordance with EPA requirements prior to demolition

Table 2 – Summary of inaccessible areas

Location	Reason for inaccessibility
Above 3 meters in height	Not accessed under OHS restrictions
Confined spaces and voids	Not accessed under OHS restrictions

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

This Hazardous Materials Management Survey and Register Bathurst Hospital has been prepared by EHO Consulting on behalf of Health Infrastructure for the redevelopment of the Bathurst Hospital at 361-365 Howick Street, Bathurst.

The site is located at 361-365 Howick Street, Bathurst, in the Bathurst Local Government Area. It is occupied by Bathurst Health Service, a Level C referral facility in the Western NSW Local Health District.

This report accompanies a State Significant Development Application that seeks approval for the construction and operation of a new-build expansion, refurbishment and repurposing works to the existing Bathurst Health Service main hospital building. Proposed works will include:

- A new-build, multi-storey health services building expansion toward Mitre St (including 1 plant level) to include overnight inpatient accommodation and non-admitted care services and a new hospital front-of house and entrance
- A new-build, two-storey expansion to the Emergency department and Operating Theatres (plus 1 plant level)
- A new-build, single-storey expansion to the existing Cancer Service building – Daffodil Cottage
- Refurbishment and repurposing to areas of the existing hospital
- Site establishment, demolition of some existing structure, cut and fill and remediation works
- Vehicular circulation and car parking improvements
- Tree removal
- Landscape works
- Alteration and amplification of existing hospital plant and services infrastructure
- For a detailed project description, refer to the Environmental Impact Statement prepared by Ethos Urban.

A hazardous materials management survey was carried out for Andrew Neill on behalf of TSA (client), at Bathurst Hospital, 361 Howick St, West Bathurst NSW by Faz Jalali, Occupational Hygienist between 19 to 21 February 2024. Two separate structures were inspected. The main hospital which was built in 2008 and Daffodil Cottage which was constructed in the 1990s.

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.

Table 3 – Secretory of environment assessment requirements

Item	SEARS Requirement	Relevant Section of Report
18	– *Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.* – *Identify appropriate servicing arrangements for the site.* – *If buildings are proposed to be demolished or altered, provide a hazardous material survey.*	– *Hazardous Material Survey*

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.

If dust sampling could not be conducted in accordance with the in-house survey guide and the AS/NZS 4361.2:2017, the NEPC National Environmental Protection (Assessment of Site Contamination) Measure Schedule B1: Guideline on the Investigation Levels for Soil and Groundwater - 1999, amended 2013 are adopted and the results are compared to recommended levels. Laboratory analysis of the level of lead within paint coatings is reported as a per cent (w/w) of the dried film. Analysis of Debris/Soil is reported as mg/kg Please refer to Appendix B for the Certificate of Analysis. EPA defines a soil lead hazard as bare soil on residential real property or on the property of a child-occupied facility that contains total lead equal to or exceeding 400 parts per million (ppm) in a play area, or an average of 1,200 parts per million of bare soil in the rest of the yard based on soil samples.

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 Scope of Services

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

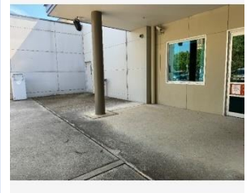
EHOC will not be liable to update or revise the report to take into account any events, emergent circumstances or facts occurring or becoming apparent after the date of the Report.

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 4 – 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)		
Building Description: Main building was constructed in 2006-2008.								
External	Fibre cement wall cladding light grey	A1	NAD	TH	NF	NA	No further action required	
External	Mastic wall movement joint between fibre board panels	A2	NAD	<1sqm	NF	NA	No further action required	
External	Fibre cement wall cladding light beige colour	A3	NAD	10sqm	NF	NA	Note, brick colour wall tiles were identified as ceramic and not sampled due to excessive damaged caused as a result of the process	
External	Brown and beige paint on metal downpipes	L1	<0.1%	10 units	NA	NA	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)		
External	Bitumen floor movement joints	A4	NAD	TH	NF	NA	No further action required	
External	Entrance awning to SE of the building	A5	NAD	12sqm	NF	NA	No further action required	
External	Dark brown textured paint on East wall	L2	<0.1%	100sqm	NA	NA	No further action required	
External	Light brown paint on wall, north of building by car park	L3	<0.1%	200sqm	NA	NA	No further action required	
External	Mastic wall movement joint to brick walls, south of building	A6	NAD	<1sqm	NF	NA	No further action required	

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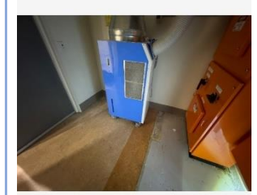
Material Identification		Risk Assessment					Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
External	Awning and facia panels to north entrance by the car park	A7	NAD	18sqm	NF	NA	No further action required	
External	Awning by loading dock	A7/R1	NAD	30sqm	NF	NA	No further action required	
External, underground car park	NHI	0	0	0	0	NA	Metal clip lock ceiling, concrete walls, tarmac road base. New fluorescent lights to the ceiling, no mastic seal to ventilation duct	
External, underground plant room 1 and 2	Blue paint of AHU	L4	<0.1%	TH	NA	NA	Foam insulation to chiller pipes. No access inside AHUs, new electrical fuse boxes and switch gears	
Ground floor distribution board 11607	Vinyl floor lining	A8	NAD	5sqm	NF	NA	No further action required	

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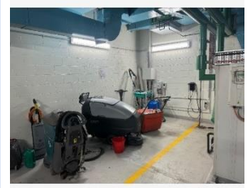
Material Identification		Risk Assessment					Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Ground floor distribution board 11607	Pillows to electrical wires between floors	SMF1	Presumed SMF	<1sqm	F	Negligible	No access inside new electrical fuse boxes. If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Ground floor, distribution board 11603	Beige wall paint	L5	<0.1%	5sqm	NA	NA	No access inside fuse boxes, concrete floor, plaster board ceiling	
Ground floor, Pant room 13302	Blue paint of AHU	L4/R1	<0.1%	TH	NA	NA	Foam insulation to chiller pipes. No access inside AHUs, new electrical fuse boxes and switch gears	
Ground floor, Pant room 13302	White paint to walls	L6	<0.1%	250sqm	NA	NA	No further action required	
Ground floor MSB	NHI	0	0	0	0	NA	No access inside fuse boards. A fibre board boxing is present to the ceiling. This item is made of green board and therefore not sampled. Concrete ceiling, cement block walls with concrete floor. No access to subfloor void	

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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)		
Ground floor, comma room, 11608, 09	Suspended ceiling tiles	SMF2	Presumed SMF	24sqm	F	Negligible	No access below raised flooring. Plaster walls and raised tiled flooring. If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Ground floor, comma room, 11608, 09	Vinyl floor lining	A8/R1	NAD	5sqm	NF	NA	No further action required	
Ground floor, Pant room 13304	Blue paint of AHU	L4/R2	<0.1%	TH	NA	NA	Foam insulation to chiller pipes. No access inside AHUs, new electrical fuse boxes and switch gears	
Ground floor, Pant room 13304	White paint to walls	L6/R1	<0.1%	250sqm	NA	NA	No further action required	
Ground floor, distribution board 11610	Beige wall paint	L5/R1	<0.1%	2sqm	NA	NA	No access inside fuse boxes, concrete floor, plaster board ceiling	

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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)		
Ground floor, plant room 7	White paint to walls	L6/R2	<0.1%	400sqm	NA	NA	No access inside plant and compressor controls	
Ground floor, plant room 13306	White paint to walls	L6/R3	<0.1%	250sqm	NA	NA	No further action required	
Ground floor, plant room 13307	Blue paint of AHU	L4/R3	<0.1%	TH	NA	NA	No further action required	
Ground floor, plant room 13307	White paint to walls	L6/R2	<0.1%	250sqm	NA	NA	No further action required	
Fire control room, 11617	Beige wall paint	L5/R2	<0.1%	120sqm	NA	NA	No further action required	

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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)		
Roof	Fibre cement wall cladding light grey	A1/R1	NAD	TH	NF	NA	Concrete floor, no access to internals of free standing plants	
Roof	Light beige cladding over main entrance	A3/R1	NAD	2sqm	NF	NA	No further action required	
Roof plant room	Fibre board wall to lower half of the wall	A9	NAD	TH	NF	NA	No further action required	
Roof plant room	Mastic seal to blue ventilation ducts	A10	NAD	<1sqm	NF	NA	Clip lock metal ceiling, concrete floor, no access inside plant and fuse boards	
Roof plant room	Fibre glass insulation to pipes	SMF3	Presumed SMF	TH	F	Negligible	Some pipes were metal cladded no access internally and some had foam insulation where inspected. If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	

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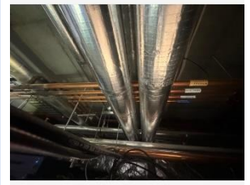
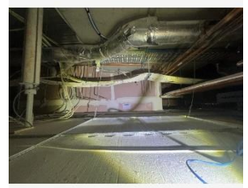
Material Identification		Risk Assessment					Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Roof plant room	Head gasket to boiler	P1	Presumed asbestos	1 unit	F	Negligible	Unit was live and no safe to access. Inspect by a competent person and sample if required prior to demolition works. If refurbishment works are planned to affect this item, it should be removed by a Class A or B asbestos removal contractor in accordance with How to Safely Remove Asbestos: Code of Practice 2022.	
Operating theatres	SMF pipe lagging above suspended ceiling	SMF4	Presumed SMF	TH	F	Negligible	Plaster walls, new non slip vinyl flooring, plaster ceiling and suspended ceiling tiles in the majority of areas. Above the ceiling space, clip lock metal ceiling panels, fire rated plaster fire breaks and metal and Flexi air ducting. If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Operating theatres	SMF suspended ceiling tiles	SMF5	Presumed SMF	TH	F	Low	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Operating theatres	Insulated plaster fire breaks	SMF6	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Operating theatres	Mastic seal to ventilation ducts above suspended ceiling	A11	NAD	<1sqm	NF	NA	No further action required	

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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)		
Operating theatres	Grey paint on columns	L7	<0.1%	TH	NA	NA	No further action required	
Pathology and pharmacy	SMF pipe lagging above suspended ceiling	SMF4/R1	Presumed SMF	TH	F	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Pathology and pharmacy	SMF suspended ceiling tiles	SMF5/R1	Presumed SMF	TH	F	Low	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Pathology and pharmacy	Insulated plaster fire breaks	SMF6/R1	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Pathology and pharmacy	Mastic seal to ventilation ducts above suspended ceiling	A11/R1	NAD	<1sqm	NF	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)		
Pathology and pharmacy	Grey paint on columns	L7/R1	<0.1%	TH	NA	NA	No further action required	
Pathology and pharmacy	Grey vinyl flooring	A12	NAD	TH	NF	NA	No further action required	
ED and ICU	SMF pipe lagging above suspended ceiling	SMF4/R2	Presumed SMF	TH	F	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
ED and ICU	SMF suspended ceiling tiles	SMF5/R2	Presumed SMF	TH	F	Low	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
ED and ICU	Insulated plaster fire breaks	SMF6/R2	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	

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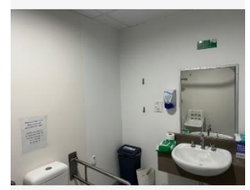
Material Identification		Risk Assessment					Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
ED and ICU	Mastic seal to ventilation ducts above suspended ceiling	A11/R1	NAD	<1sqm	NF	NA	No further action required	
ED and ICU	Grey paint on columns	L7/R2	<0.1%	TH	NA	NA	No further action required	
ED and ICU	Grey vinyl flooring	A12/R2	NAD	TH	NF	NA	No further action required	
ED and ICU	Fibre board wall to toilet ED	A13	NAD	10sqm	NF	NA	No further action required	
ED and ICU	Fibre board wall to toilet ICU x 3	A14	NAD	30sqm	NF	NA	No further action required	

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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)		
Mental health	SMF pipe lagging above suspended ceiling	SMF4/R3	Presumed SMF	TH	F	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Mental health	SMF suspended ceiling tiles	SMF5/R3	Presumed SMF	TH	F	Low	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Mental health	Insulated plaster fire breaks	SMF6/R3	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Mental health	Mastic seal to ventilation ducts above suspended ceiling	A11/R3	NAD	<1sqm	NF	NA	No further action required	
Mental health	Grey paint on columns	L7/R3	<0.1%	TH	NA	NA	No further action required	

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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)		
Mental health	Grey vinyl flooring	A12/R3	NAD	TH	NF	NA	No further action required	
Mental health	Fibre board wall to toilet	A13/R1	NAD	10sqm	NF	NA	No further action required	
Mental health	Bitumen pad under sink	A15	NAD	<1sqm	NF	NA	No further action required	
Mental health	External courtyard cladding	A16	NAD	TH	NF	NA	No further action required	
Acute medicine ward	SMF pipe lagging above suspended ceiling	SMF4/R4	Presumed SMF	TH	F	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	

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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)		
Acute medicine ward	SMF suspended ceiling tiles	SMF5/R4	Presumed SMF	TH	F	Low	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Acute medicine ward	Insulated plaster fire breaks	SMF6/R4	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Acute medicine ward	Mastic seal to ventilation ducts above suspended ceiling	A11/R4	NAD	<1sqm	NF	NA	No further action required	
Mortuary	NHI	0	<0.1%	0	0	NA	0	
Community health	SMF pipe lagging above suspended ceiling	SMF4/R5	Presumed SMF	TH	F	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	

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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)		
Community health	SMF suspended ceiling tiles	SMF5/R5	Presumed SMF	TH	F	Low	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Community health	Insulated plaster fire breaks	SMF6/R5	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Community health	Mastic seal to ventilation ducts above suspended ceiling	A11/R5	NAD	<1sqm	NF	NA	No further action required	
Community health	Sarking to roof	SMF7	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Surgical / Paediatric	SMF pipe lagging above suspended ceiling	SMF4/R6	Presumed SMF	TH	F	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	

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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)		
Surgical / Paediatric	SMF suspended ceiling tiles	SMF5/R6	Presumed SMF	TH	F	Low	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Surgical / Paediatric	Insulated plaster fire breaks	SMF6/R6	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Surgical / Paediatric	Mastic seal to ventilation ducts above suspended ceiling	A11/R6	NAD	<1sqm	NF	NA	No further action required	
Surgical / Paediatric	Sarking to roof	SMF7/R1	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Surgical / Paediatric	Fibre board to toilets walls in patient rooms	A17	NAD	50sqm	NF	NA	No further action required	

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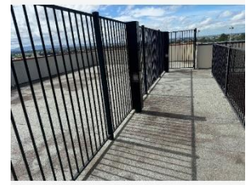
Material Identification		Risk Assessment					Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
Roof top courtyard	Bitumen felt roof sheeting	A18	NAD	200sqm	NF	NA	No further action required	
Roof top courtyard	Cream paint to metal structures	L8	0.011%	10sqm	NA	Medium	This item is just above lead action levels. It is recommenced to remove the paint flakes and encapsulate with new paint. Alternatively remove lead paint fully from the court yard as it is close to a kids playground. Work should be done in accordance with "AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings".	
PerOp, Dental	SMF pipe lagging above suspended ceiling	SMF4/R7	Presumed SMF	TH	F	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
PerOp, Dental	SMF suspended ceiling tiles	SMF5/R7	Presumed SMF	TH	F	Low	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
PerOp, Dental	Insulated plaster fire breaks	SMF6/R7	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	

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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)		
PerOp, Dental	Mastic seal to ventilation ducts above suspended ceiling	A11/R7	NAD	<1sqm	NF	NA	No further action required	
PerOp, Dental	Sarking to roof	SMF7/R2	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Imaging	SMF pipe lagging above suspended ceiling	SMF4/R8	Presumed SMF	TH	F	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Imaging	SMF suspended ceiling tiles	SMF5/R8	Presumed SMF	TH	F	Low	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	
Imaging	Insulated plaster fire breaks	SMF6/R8	Presumed SMF	TH	NF	Negligible	If impacted remove under controlled conditions by competent persons prior to or during demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990).	

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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)		
Imaging	Mastic seal to ventilation ducts above suspended ceiling	A11/R8	NAD	<1sqm	NF	NA	No further action required	
Catering	White paint to walls	L6/R3	<0.1%	250sqm	NA	NA	Plaster walls and ceilings, no access above ceilings	
Engineering	Beige wall paint	L5/R2	<0.1%	50sqm	NA	NA	No further action required	
Hydrotherapy pool	Wall lining to toilets and store room	A23	NAD	50sqm	NF	NA	No further action required	
Hydrotherapy pool, plant rooms	Blue paint of AHU	L4/R4	<0.1%	TH	NA	NA	No further action required	

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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)		
Building description: Daffodil Cottage is built in the 1990s and consists of pitched metal roof , brick walls and plaster internal walls.								
External	Fibre board wall cladding	A19	NAD	>100sqm	NF	NA	No further action required. Ceiling space was not accessed at the time of inspection	
External	Eaves and infill panels	A20	NAD	TH	NF	NA	No further action required	
External	Awning to the rear and front of building	A20/R1	NAD	15sqm	NF	NA	No further action required	
External	Presumed, PCB fluorescent lights	PCB1	Presumed PCB	2 Units	NA	Negligible	Remove and dispose of in accordance with EPA requirements prior or during demolition / refurbishment	

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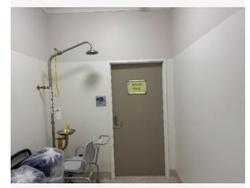
Material Identification		Risk Assessment					Risk Management & Corrective Actions	Photo
Location of Material	Description	Sample No.	Hazmat Detected / Identified	Quantity sqm, Lm, Unit	Friability	Risk Rating (H,M,L,N)		
External	Burgundy paint on wooden structures	L9	<0.1%	30sqm	NA	NA	No further action required	
External	Cream paint on walls and window sill	L10	<0.1%	10sqm	NA	NA	No further action required	
External	Bitumen floor movement joint	A21	NAD	<1sqm	NF	NA	No further action required	
External, front drive	Fuse box	P2	Presumed asbestos	1 unit	NF	Negligible	Unit was live and no safe to access. Inspect by a competent person and sample if required prior to demolition works. If refurbishment works are planned to affect this item, it should be removed by a Class A or B asbestos removal contractor in accordance with How to Safely Remove Asbestos: Code of Practice 2022.	
Internal	Patient toilet lobby wall	A22	NAD	7sqm	NF	NA	No Further action required	

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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)		
Internal hall	Presumed internal board to fuse box	P3	Presumed asbestos	1 unit	NF	Negligible	Unit was live and no safe to access. Inspect by a competent person and sample if required prior to demolition works. If refurbishment works are planned to affect this item, it should be removed by a Class A or B asbestos removal contractor in accordance with How to Safely Remove Asbestos: Code of Practice 2022.	
Internal kitchen	Bitumen sink pad	A24	NAD	1 unit	NF	NA	No further action required	

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5. Mitigation measures

Project Stage *Design (D) Construction (C) Operation (O)*	Mitigation Measures	Relevant Section of Report
C	*Mitigation measure 1:* Lead paint to metal structure on roof top playground in main hospital. The paint is flaking and requires repair or removal by competent persons in accordance with "AS/NZS 4361.2:2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings".	*Section 4*
C	*Mitigation measure 2:* Fibre glass insulation in ceiling tiles, fire breaks, pipes throughout buildings. If impacted as part of the works please remove under controlled conditions prior to demolition in accordance with National Standard for Synthetic Mineral Fibres NOHSC:1004(1990)..	Section 4
C	*Mitigation measure 3:* Presumed asbestos backing to fuse backing inside electrical boxes throughout. These items were not safely accessible for inspection. Inspect by a competent person prior to demolition if impacted, it should be removed by a Class A or B asbestos removal contractor in accordance with How to Safely Remove Asbestos: Code of Practice 2022.	Section 4
C	*Mitigation measure 3:* When an unexpected presumed asbestos or lead containing material is identified, in particular if damage has occurred, the following procedure should be followed: – *Stop works* – *Consult the hazardous materials Register* – *Isolate area with barricades and isolate any ventilation if possible* – *Inform related management staff and records individuals' names involved* – *Record in as detailed as possible the circumstances of the incident and emergency measures put into place as a result.* – *Contact asbestos assessor / competent person and take confirmation samples if not in the register* – *Notify relevant regulatory bodies where required* – *As per consultant's recommendations, engage a suitably licensed asbestos removalist of competent person to remove asbestos or lead contamination prior to commencing normal works* – *Obtain air monitoring results or clearances as required from independent consultant or Licensed asbestos assessor*	Section 4
C	*Mitigation measure 5:* Presumed PCB capacitor to fluorescent lights to front canopy in Daffodil Cottage. Inspect and remove in accordance with EPA requirements prior to demolition.	Section 4

Appendix A – Qualitative Risk Matrix

Table 5 – 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
Accessibility		
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 6 – 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 7 – Australian legislative requirements

STATE Primary Asbestos Legislation	Asbestos Survey Requirements	Asbestos Documentation Review Requirements	Reporting Requirements	Supporting Documentation
COMMONWEALTH **Work Health & Safety Act 2011** **Work Health & Safety Regulations 2011** ***Chapter 8 – Asbestos*** 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. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. 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. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. 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. Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020 AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
AUSTRALIAN CAPITAL TERRITORY **Work Health & Safety Act 2011** **Work Health & Safety Regulations 2011** ***Chapter 8 – Asbestos*** 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. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. 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. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. 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. Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
NEW SOUTH WALES **Work Health & Safety Act 2011** **Work Health & Safety Regulations 2017** ***Chapter 8 – Asbestos*** 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. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. 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. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. 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. NSW Government Code of Practice – How to Manage and Control Asbestos in the Workplace 2022. How to Safely Remove Asbestos: Code of Practice 2022. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
NORTHERN TERRITORY **Work Health & Safety (National Uniform Legislation) Act 2011** **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. 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. Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2020 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)]

STATE Primary Asbestos Legislation	Asbestos Survey Requirements	Asbestos Documentation Review Requirements	Reporting Requirements	Supporting Documentation
Chapter 8 – Asbestos 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. 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. 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; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
QUEENSLAND **Work Health & Safety Act 2011** **Work Health & Safety Regulations 2011** ***Chapter 8 – Asbestos*** 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. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. 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. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. 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. WHSQ How to manage and control asbestos in the workplace Code of Practice 2021 WHSQ How to Safely Remove Asbestos Code of Practice 2021 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
SOUTH AUSTRALIA **Work Health & Safety Act 2012** **Work Health & Safety Regulations 2012** ***Chapter 8 – Asbestos*** 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. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. 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. Asbestos register is to contain details of the location, type and condition asbestos materials plus date asbestos was identified. 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. Gov. of South Australia - How to Safely Remove Asbestos Code of Practice 2020 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
TASMANIA **Work Health & Safety Act 2012** **Work Health & Safety Regulations 2012** ***Chapter 8 – Asbestos*** 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. A written Asbestos Management Plan (AMP) is required if asbestos is identified at the workplace. An asbestos register is to be kept at the workplace.	Asbestos Management Plan (AMP) & Asbestos Register are to be kept current. 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. 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. Safe Work Australia Code of Practice – How to Safely Remove Asbestos 2018 Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. 2nd Edition [NOHSC:3003(2005)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021

STATE 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; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
VICTORIA **Occupational Health & Safety Act 2004** **Occupational Health and Safety Regulations 2017** – ***Part 4.4 - Asbestos*** **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 Work Safe Victoria Compliance Code – Removing Asbestos in Workplaces 2019 AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. ANZECC (1997) Identification of PCB-containing Capacitors: An information booklet for Electricians and Electrical Contractors.
WESTERN AUSTRALIA **Occupational Safety and Health Act 1984** **Occupational Health and Safety Regulations 1996** ***Division 4 - Further requirements in relation to certain hazardous substances. Subdivision 1 – Asbestos. Regulation 5.43*** **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): 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 Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002 (2005)] 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)] Health and Safety Executive (UK), HSG264 (2nd Edition), Asbestos: The survey guide 2012; Health and Safety Executive (UK) HSG248 (2nd Edition), Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures 2021 Health and Safety Executive (UK), HSG227, A comprehensive guide to Managing Asbestos in premises, 2002; AS 4361.2 'Guide to lead Paint Management, Part 2: Commercial and Residential Buildings' (1998) Guide to Hazardous Paint Management Part 2: Lead Paint in residential, public and commercial buildings [AS 4361.2:2017]. AIOH positional paper: Synthetic Mineral Fibres and Occupational Health Issues 2011 National Standard for Synthetic Mineral Fibres [NOSHC:1004 (1990)]. 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: JN04958
Lab Number: LN08409
Client: TSA
Contact: Andrew Neill - andrew.neill@tsamgt.com
Client Address: Level 5 207 Kent StSYDNEY 2000

Requested by: TSA
Sample Date: Wednesday 21 February 2024
Sampled By: Faz Jalali
Date Received: Thursday 22 February 2024
Date Analysed: Thursday 29 February 2024

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

Site address: 361 Howick St, West Bathurst NSW 2795

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	A1	Cement		2g	NAD, OF	NA
LIN02	A2	Bitumen		1g	NAD, OF	NA
LIN03	A3	Cement		3g	NAD, OF	NA
LIN04	A4	Bitumen		1g	NAD, OF	NA
LIN05	A5	Cement		2g	NAD, OF	NA
LIN06	A6	Mastic		2g	NAD, OF	NA
LIN07	A7	Cement		3g	NAD, OF	NA
LIN08	A8	Vinyl sheeting		5g	NAD, OF	Sample consists of brown vinyl with hessian backing.
LIN09	A9	Cement		8g	NAD, OF	NA
LIN10	A10	Mastic		1g	NAD, OF	NA
LIN11	A11	Mastic		<1g	NAD, OF	NA
LIN12	A12	Vinyl sheeting		2g	NAD, OF	Sample consists of grey patterned vinyl sheeting.
LIN13	A13	Cement		2g	NAD, OF	NA

LAB ID NUMBER	SAMPLE NUMBER	DESCRIPTION	LOCATION	SAMPLE DIMENSIONS	RESULT	COMMENTS
LIN14	A14	Cement		2g	NAD, OF	NA
LIN15	A15	Bitumen		2g	NAD, OF	NA
LIN16	A16	Cement		5g	NAD, OF	NA
LIN17	A17	Cement		2g	NAD, OF	NA
LIN18	A18	Bitumen		3g	NAD, OF, SMF	NA
LIN19	A19	Cement		3g	NAD, OF	NA
LIN20	A20	Cement		3g	NAD, OF	NA
LIN21	A21	Bitumen		3g	NAD, OF	NA
LIN22	A22	Cement		2g	NAD, OF	NA
LIN23	A23	Cement		3g	NAD, OF	NA
LIN24	A24	Bitumen		1g	NAD, OF	NA

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: 29-02-2024

Approved Signatory: **Mathew Sutton**

Date: 29-02-2024

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.

In the case of goods or services supplied by EHOC, liability for breach of any implied warranty or condition which cannot be excluded ('non-excludable conditions') is limited at EHOC's option to either:

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

Office:
PO BOX 48
ERMINGTON NSW 2115

Laboratory:
1/4 ABBOTT ROAD
SEVEN HILLS NSW 2147
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: SAL28812Y

CLIENT ORDER: JN04958

DATE RECEIVED: 22/02/24

DATE COMPLETED: 26/02/24

TYPE OF SAMPLES: PAINTS

NO OF SAMPLES: 10

NATA Accredited for compliance with ISO/IEC 17025 Testing

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Issued on 26/02/24
Lance Smith
(Chief Chemist)

SYDNEY ANALYTICAL LABORATORIES

ANALYTICAL REPORT

JOB NO: SAL28812Y
CLIENT ORDER: JN04958

	SAMPLES	Pb %
1	L1	0.01
2	L2	<0.01
3	L3	<0.01
4	L4	0.01
5	L5	<0.01
6	L6	<0.01
7	L7	<0.01
8	L8	0.11
9	L9	0.03
10	L10	<0.01

MDL	0.01
Method Code	A8
Preparation	P1

DATE OF COLLECTION: 20/02/24

ANALYTICAL REPORT

JOB NO: SAL28812Y
CLIENT ORDER: JN04958

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 Determined by APHA 3111B (Flame AAS)