



REPORT TO
HEALTH INFRASTRUCTURE

ON
HAZARDOUS BUILDING MATERIALS

FOR
PROPOSED ALTERATIONS AND ADDITIONS

AT
FINLEY HOSPITAL, 24 DAWE AVENUE, FINLEY,
NSW

Date: 6 June 2023
Ref: E35821PLrpt-HAZ

JKEnvironments
www.jkenvironments.com.au

T: +61 2 9888 5000
JK Environments Pty Ltd
ABN 90 633 911 403

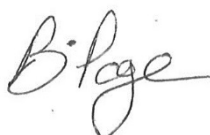




Report prepared by:

Harry Leonard

Associate | Environmental Scientist/Asbestos Assessor



Report reviewed by:

Brendan Page

Principal Associate | Environmental Scientist

For and on behalf of

JKE

PO BOX 976

NORTH RYDE BC NSW 1670

DOCUMENT REVISION RECORD

Report Reference	Report Status	Report Date
E35821PLrpt-HAZ	Final Report	6 June 2023

© Document copyright of JK Environments (JKE)

This Report (which includes all attachments and annexures) has been prepared by JKE for the Client, and is intended for the use only by that Client.

This Report has been prepared pursuant to a contract between JKE and the Client and is therefore subject to:

- JKE's proposal in respect of the work covered by the Report;
- The limitations defined in the client's brief to JKE; and
- The terms of contract between JKE and the Client, including terms limiting the liability of JKE.

If the Client, or any person, provides a copy of this Report to any third party, such third party must not rely on this Report, except with the express written consent of JKE which, if given, will be deemed to be upon the same terms, conditions, restrictions and limitations as apply by virtue of (a), (b), and (c) above.

Any third party who seeks to rely on this Report without the express written consent of JKE does so entirely at their own risk and to the fullest extent permitted by law, JKE accepts no liability whatsoever, in respect of any loss or damage suffered by any such third party.



Table of Contents

1	INTRODUCTION	1
1.1	PROPOSED DEVELOPMENT DETAILS	1
1.2	SCOPE OF WORK	1
2	SITE DESCRIPTION	2
2.1	PREVIOUS ASSESSMENT	2
3	REGULATORY BACKGROUND INFORMATION	4
4	ASSESSMENT CRITERIA AND INSPECTION PROCEDURE	5
4.1	ASBESTOS FIBRE CONTAINING MATERIALS	5
4.2	LEAD CONTAINING MATERIALS	5
4.3	POLYCHLORINATED BIPHENYLS (PCBs) CONTAINING ELECTRICAL EQUIPMENT	5
4.4	SYNTHETIC MINERAL FIBRE CONTAINING MATERIALS	5
5	RESULTS OF THE INSPECTION	6
5.1	ASBESTOS	6
5.2	LEAD IN PAINT	6
5.3	LEAD IN ACCUMULATED DUST	6
5.4	POLYCHLORINATED BIPHENYLS (PCBs)	6
5.5	SYNTHETIC MINERAL FIBRE (SMF)	7
5.6	SITE ACCESS LIMITATIONS	7
6	COMMENTS AND RECOMMENDATIONS	8
6.1	ASBESTOS MATERIALS	8
6.2	LEAD IN PAINT	9
6.3	LEAD IN ACCUMULATED DUST	9
6.4	PCB CONTAINING ELECTRICAL EQUIPMENT	9
6.5	SMF MATERIALS	9
7	LIMITATIONS	10



List of Tables

Table 3-1: Guidelines / Documents

4

Attachments

Appendix A: Report Figures

Appendix B: Hazardous Building Materials Register



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 visual hazardous building materials survey for the proposed alterations and additions at Finley Hospital, 24 Dawe Avenue, Finley, NSW ('the site'). The site location is shown on Figure 1 and the survey was confined to the buildings within site boundaries 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 within the buildings/structures at the site a hazardous building materials management plan must be prepared.

1.1 Proposed Development Details

The proposed development is still in the design phase at the date of this report and is proposed to include the extension, development or refurbishment to the existing buildings making up Finley Hospital.

1.2 Scope of Work

The survey was undertaken generally in accordance with a JKE proposal (Ref: EP57854PR) of 8 December 2022 via an executed contract by the client. The scope of work included the following:

- Review and summary of existing reports and registers;
- A detailed visual inspection of the existing building and structures shown on Figure 2;
- Documentation of inspection finds including the material type, condition, friability, photographic evidence and site location; and
- Preparation of a report presenting the results of the hazardous building materials survey.

2 SITE DESCRIPTION

Field work for this survey was undertaken between 08 to 10 May 2023. The site description at the time of the field work is outlined below.

The site is located to the south of Dawe Avenue and north of Scoullar Street, Finley, NSW. The site generally consists of a large single storey main building complex and a separate set of three outbuildings as shown on the attached Figure 2.

A general description of each building/structure is outlined below:

1. Main Hospital Building

Majority of the main hospital was constructed during the 1960s, with the north western wing and other smaller areas added during the 1980s and 1990s. It was a single storey building and included wards, a medical imaging area, kitchen and workshop. The building was constructed with brick external walls, a metal roof, concrete floors and brick and plasterboard internal walls and plasterboard and fibre cement ceilings.

2. Mortuary

The mortuary was constructed during the 1960s. It was a single storey building with brick external walls, concrete floors, plasterboard ceilings and a metal roof.

3. Community Health Building

The community health building was constructed during the 1980s. It was a single storey building with brick external walls, a metal roof and plasterboard and brick internal walls and plasterboard ceilings.

4. Staff Accommodation

The staff accommodation was constructed during the 1960s. It was a single storey building with brick external walls, a metal roof and plasterboard and brick internal walls and plasterboard ceilings.

2.1 Previous Assessment

2.1.1 Environmental and Safety Professionals – Temora Hospital HAZMAT Register (2018)

A HAZMAT register (dated June 2015)¹ was supplied to JKE by the client. Several pages of the register were missing and not available for review. This report detailed the results of a hazardous materials inspection of the main hospital and its various outbuildings. Its scope included asbestos, synthetic mineral fibre (SMF), lead based paint and ozone depleting substances.

The report found bonded and potentially friable asbestos materials to be present in the main hospital building and bonded asbestos in the mortuary and nurses home (staff accommodation) and community health building. SMF was identified in all buildings, lead paint was not identified at the time of the inspection, and potential PCBs were identified within the new lift shaft of the main hospital building.

¹ Environmental & Safety Professionals (2015). *Hazardous Materials Survey – Finley Hospital* (Project Reference: J30414, dated June 2015)

2.1.2 Northrop Consulting Engineers Due Diligence Report (2022)

A due diligence report (dated September 2022)² was prepared by Northrop Consulting Engineers to provide an assessment on the structural condition of the buildings. The report noted that works to remove asbestos from the buildings had commenced but, at the time of writing, had not been completed.

² Northrop (2022), *Temora Hospital – Site Due Diligence Report (Rev2)*, (Project Ref SY221522-01-MD-01, dated 27 September 2022).

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

GUIDELINES / REGULATIONS / DOCUMENTS
Asbestos
<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>
SMF
<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>
Lead
<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>
PCBs
<i>Identification of PCB-Containing Capacitors, Australian and New Zealand Environment and Conservation Council (ANZECC), 1997</i>
General
<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 buildings and structures as described in the following sections.

4.1 Asbestos Fibre Containing Materials

Materials identified as potentially containing asbestos were inspected and their location, extent, material type was noted.

4.2 Lead Containing Materials

Representative areas of deteriorated paint films that potentially contain elevated lead concentrations were inspected and their location, extent, material type was noted.

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

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 items of each type of electrical equipment identified within the existing buildings and structures were visually examined to assess whether the equipment is insulated with PCBs. Where possible, 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 SMF were examined by site personnel and their location, extent and material type was noted.

5 RESULTS OF THE INSPECTION

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

Table 5-1: Summary of Potential HAZMAT presence per building

Building No. and reference	Friable asbestos	Bonded asbestos	SMF materials	Lead based paint	Lead in dust	PCB cont. electrical equipment
1. Main Hospital	Yes	Yes	Yes	Yes	No	Yes
2. Mortuary	No	Yes	No	No	No	Yes
3. Community Health	No	Yes	Yes	No	No	No
4. Staff Accommodation	No	Yes	Yes	No	No	No

5.1 Asbestos

Potential asbestos containing materials were identified within the interior and the exterior of the existing building and structures at the site at the time of the inspection. Both friable and bonded asbestos containing materials were encountered at the site. Friable material in the way of rope insulation/lining was only observed in the main hospital building.

Refer to Section 6.1 of this report for recommendations on asbestos and the Hazardous Building Materials Register for details of material sampled and inspected for asbestos.

5.2 Lead in Paint

Potential lead containing paint systems were identified within the toilets of the main hospital building, on the steel beams of the water tower and on the fire hydrant boxes that surround the site. The paint systems were all deteriorated at the time of the inspection. Refer to Section 6.2 of this report for recommendations on lead paint systems.

5.3 Lead in Accumulated Dust

Not identified within the scope and limitations of the report.

5.4 Polychlorinated Biphenyls (PCBs)

Fluorescent light fittings potentially housing PCB containing capacitors were identified throughout the site. The fittings were visually inspected at the time of the inspection. Refer to Section 6.4 of this report for recommendations on PCBs.

5.5 Synthetic Mineral Fibre (SMF)

Materials potentially containing SMF were identified in the form of foil wrapped insulation, foil backed insulation, metal wrapped insulation, and insulation batts in the main hospital building and community health building. All materials were in good condition at the time of the inspection. Refer to Section 6.5 of this report for recommendations on SMF containing materials.

5.6 Site Access Limitations

JKE was provided with access to all buildings and structures included in the survey as outlined in Section 2. However, during the survey, access to some areas was restricted due to: occupation by patients, general public, and hospital staff; furniture, fittings and stored materials; height restrictions; electrical hazards; mechanical hazards; and other building restrictions (i.e., sealed areas, confined spaces, service ducts, etc).

The subfloors of all buildings were not inspected as there was no clear access. The ceiling space of the main hospital buildings western and central wings were not inspected either due to height restrictions or a lack of access. The ceiling space of the mortuary and staff accommodation were not inspected as there was no clear access. Some of the bedrooms of the staff accommodation were not inspected due to staff occupancy.

Where HAZMAT items were recorded during the previous survey and were unable to be inspected due to either access limitations or location identification, they have been included in the current HAZMAT register for completeness using the information (including risk assessment and photographs), from the previous survey. When access becomes available, these items should be reinspected and their HAZMAT status confirmed.

6 COMMENTS AND RECOMMENDATIONS

The scope of this report was to undertake a visual inspection only and did not include sampling of any hazardous building materials for laboratory analysis. JKE recommends that an intrusive hazardous building materials survey be undertaken (including sampling and laboratory analysis), prior to undertaking any refurbishment or demolition works at the site.

6.1 Asbestos Materials

Potential asbestos fibre containing construction materials have been identified within the interior and the exterior of the existing building and structures at the site. Both potentially friable and non-friable (bonded) asbestos building materials were identified.

Any materials presumed to contain asbestos must be treated as containing asbestos until such time that sampling and laboratory analysis can be undertaken.

Prior to demolition or refurbishment work this document must be provided as a register to the demolition/building contractor.

As potentially friable asbestos has been identified on site, all works associated with the disturbance and removal of asbestos containing materials must be undertaken by a Licenced *Class A* Asbestos Removalist.

The asbestos removalist must prepare an Asbestos Removal Control Plan for the proposed works. The control plan should include an allowance for asbestos air fibre monitoring during the removal and thorough clean up works upon completion of the removal works.

An asbestos management plan must be prepared for the proposed works in areas containing asbestos.

A clearance inspection must be undertaken on completion of works and prior to any other construction activities being undertaken.

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.

All asbestos containing materials (and materials presumed to contain asbestos) must be removed in accordance with the regulations and codes outlined in Section 3 and by an experienced asbestos removal contractor.

6.2 Lead in Paint

Deteriorated paint films with the potential to contain elevated lead levels were identified during the assessment. JKE recommends that sampling and testing of potential lead containing paint films prior to any refurbishment or demolition works that are likely to disturb the paint.

All identified lead containing paint films must be removed/treated in accordance with the regulations and codes outlined in Section 3 and by an experienced hazardous materials removal contractor.

6.3 Lead in Accumulated Dust

Not identified within the scope and limitations of the report.

6.4 PCB Containing Electrical Equipment

Representative samples of each major type of fluorescent light fitting were visually inspected to determine which lights are fitted with PCB containing ballast capacitors.

Light fittings potentially housing a PCB containing metal capacitor were identified in the main hospital building and the mortuary buildings at the site. PCBs are a scheduled waste with strict guidelines regarding transport and handling. PCB work is to be conducted in accordance with the Environmental Protection & Heritage Council's *Polychlorinated Biphenyls Management Plan*, Revised Edition April 2003. This briefly includes:

- Prior to demolition when the power is disconnected, inspect the light fittings;
- Metal PCB containing capacitors are to be removed, placed in plastic lined 200 litre drums and disposed of as PCB Scheduled Waste. Any light fitting that shows signs of oil staining from capacitors is to be disposed of as PCB contaminated;
- Protective clothing including eye protection, PCB resistant gloves and overalls are to be worn;
- Contaminated gloves and disposable coveralls are to be disposed of as PCB contaminated waste; and
- Contractors licenced to transport and handle PCBs must be used for transport and disposal.

If any metal cased capacitors are found during demolition works that were previously unidentified, they should be treated as containing PCBs. Details on storing, conveying and disposing of PCB material or PCB wastes can be found in *Polychlorinated Biphenyls Management Plan*, Environmental Protection & Heritage Council, Revised Edition April 2003.

6.5 SMF Materials

Sources of SMF containing materials are present throughout the site and include SMF batt tiles, air conditioning ductwork, water boilers and foil backed insulation. These SMF materials were in a stable condition at the time of the site inspection.

All SMF containing materials must be removed in accordance with the national Standard and code outlined in Section 3 and by an experienced hazardous materials removal contractor.

7 LIMITATIONS

The conclusions developed in this report are based on site conditions which existed at the time of the site assessment. They are based on visual assessment/survey (only) 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.

All work conducted and reports produced by JKE are prepared for a particular Client's objective and are based on a specific scope, conditions and limitations, as agreed upon between JKE and the Client. Information and/or report(s) prepared by JKE may therefore not be suitable for any use other than the intended objective. No parties other than the Client should use any information and/or report(s) without first conferring with JKE.



Before passing on to a third party any information and/or report(s) prepared by JKE, the Client is to inform fully the third party of the objective and scope, and all limitations and conditions, including any other relevant information which applies to the information and/or report(s) prepared by JKE.

It is the responsibility of third parties to investigate fully to their satisfaction if any information and/or report(s) prepared by JKE are suitable for a specific objective. The report(s) and/or information produced by JKE should not be reproduced and/or presented/reviewed except in full.

This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose. Copyright in this report is the property of JKE. JKE has used a degree of care, skill and diligence normally exercised by consulting engineers in similar circumstances and locality. No other warranty expressed or implied is made or intended. Subject to payment of all fees due for the investigation, the client alone shall have a licence to use this report.

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

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:

SITE LOCATION PLAN

Location:

FINLEY HOSPITAL, 24 DAWE AVENUE,
FINLEY, NSW

Project No:

E35821PL

Figure No:

1



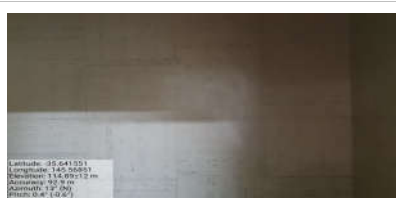
This plan should be read in conjunction with the Environmental report.


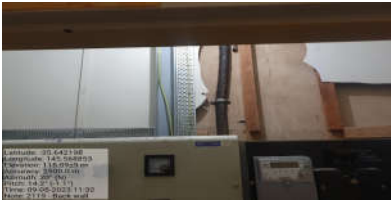



JKEnvironments


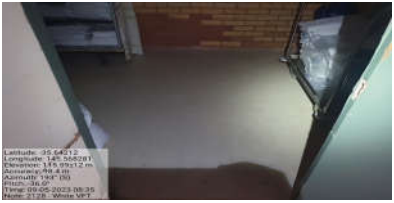

















Appendix B: Hazardous Building Materials Register



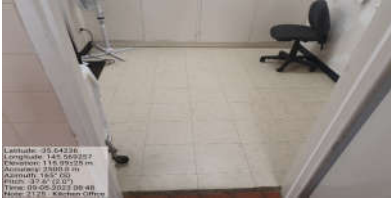


Finley Hospital, 24 Dawe Avenue, Finley, NSW Hazardous Building Materials Register - May 2023									
Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
ASBESTOS MATERIALS									
Internal, 1131 Corridor, electrical distribution board	Electrical Backing Board	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	1 Unit	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2106 Medical Imaging, cupboard, electrical distribution board	Electrical Backing Board	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	1 Unit	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2106 Medical Imaging, north western corner, floor covering	White Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Poor	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2109 Public Toilet, floor coverings	White Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	10m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2111 Telephone Booth, walls surrounding	White Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	10m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	






Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
ASBESTOS MATERIALS (Cont.)									
Internal, 2118 PAXB, floor coverings	White Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	6m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2119 Main Switchboard, back walls	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Poor	Non-Friable	2m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2119 Main Switchboard, electrical distribution board	Electrical Backing Board	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	1 Unit	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2119 Main Switchboard, ceiling	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	4m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2119 Main Switchboard, floor covering	Green Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	4m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	




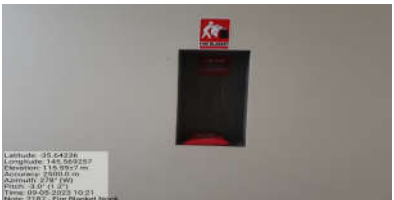

Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
ASBESTOS MATERIALS (Cont.)									
Internal, 2125 Kitchen, ceiling space, southern wall, gable end	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	6m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2128 Linen Store, floor coverings	White Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	15m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2129 Bulk Store, Floor coverings	Green, Blue and Beige Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	85m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, 2129 Bulk Store, west wall, pipework, infill panels	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, 2129 Bulk Store, southern wall, gable end	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	6m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	






Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
ASBESTOS MATERIALS (Cont.)									
Internal, 2131 Office, western wall, infill panel	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2132 Hand Basin and 2133 Toilet, floor covering	Blue Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	10m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2134, south wall, pipework	Bituminous Membrane	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	5lm	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2134 Boiler Room, boiler hatch	Rope Lining	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2134 Boiler Room, ceiling	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	10m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	





Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
ASBESTOS MATERIALS (Cont.)									
Internal, 2134 Boiler Room, electrical distribution board	Electrical Backing Board	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	1 Unit	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2134 Boiler Room, pipework	Flanges	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2134 Boiler Room, north wall, gable end	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	8m²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2134 Boiler Room, pipework	Gaskets	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2135 Workshop Office, ceiling space, infill panels	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Poor	Non-Friable	<1m²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	






Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
ASBESTOS MATERIALS (Cont.)									
Internal, 2135 Workshop Office, ceiling space	Fibre Cement Debris	NA - Visual Observation	Potential to Contain Asbestos	Poor	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2136 Workshop, ceiling	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	25m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2137 Kitchen Office, floor coverings	White Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	15m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, 2140 Roof Access Ladder, walkway throughout	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	40m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, 2197 Storage and 2141 Oxygen Storage, ceiling	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	40m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	



Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
ASBESTOS MATERIALS (Cont.)									
Internal, 2146 Laundry, ceiling	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	8m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2146 laundry, northern and eastern walls	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	20m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, 2149 Meeting Room, infill panels	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	10m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, 2151 Cleaners Room, toilet walls, behind ceramic tiles	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	10m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2152 Store, floor coverings	White Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	8m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	





Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
ASBESTOS MATERIALS (Cont.)									
Internal, 2153 Staff Toilet, floor coverings	White Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	2m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2154 Utility Room, floor coverings	White Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	12m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, 2182 Facility Manager Office, north wall, infill panels	Fibre Cement Sheetting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	2m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2187 Corridor, fire blanket nook	Blue Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2189 Corridor, fire extinguisher cupboard shelves	Blue Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	




Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
ASBESTOS MATERIALS (Cont.)									
Internal, 2189 Corridor, fire blanket nook	Blue Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2189 Corridor, switchboard cupboard, electrical distribution board	Electrical Backing Board	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	1 Unit	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 3116 GP Corridor, switchboard cupboard, electrical distribution board	Electrical Backing Board	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	1 Unit	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 3117 GP Cupboard, floor coverings	Green Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, 1104, 1102, 1110, 1114, 1121, 1123, 1127, 1129, 2149, infill panels	Fibre Cement Sheetting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	10m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	



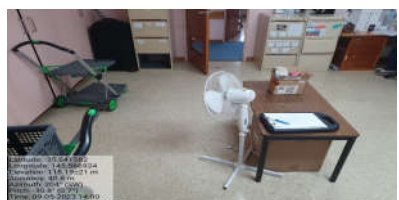
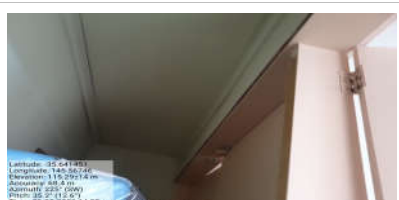

Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
ASBESTOS MATERIALS (Cont.)									
External, northern, eastern and south western walls, eaves and porches	Fibre Cement Sheetting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	250m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, windows surrounding	Mastic	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	>20lm	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, doors surrounding	Mastic	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	>20lm	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, garden shed, verandah and eastern and western eaves	Fibre Cement Sheetting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	10m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	






Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
SYNTHETIC MINERAL FIBRE (SMF)									
External, 2112 Foyer, verandah, sarking	Foil Backed Insulation	NA - Visual Observation	NA - Assumed to contain SMF	Generally Intact	Non-Friable	20m ²	Remove prior to refurbishment / demolition by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2125 Laundry, ceiling space, throughout, pipework	SMF Insulation	NA - Visual Observation	NA - Assumed to contain SMF	Generally Intact	Non-Friable	>100lm	Remove prior to refurbishment / demolition by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, ceiling space throughout, sarking	Foil Backed Insulation	NA - Visual Observation	NA - Assumed to contain SMF	Generally Intact	Non-Friable	>100m ²	Remove prior to refurbishment / demolition by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, ceiling space throughout	SMF Batt Tiles	NA - Visual Observation	NA - Assumed to contain SMF	Generally Intact	Non-Friable	>100m ²	Remove prior to refurbishment / demolition by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 2134 Boiler Room, south eastern corner, hot water boilers	Internal Insulation	NA - Visual Observation	NA - Assumed to contain SMF	Generally Intact	Non-Friable	2 Units	Remove prior to refurbishment / demolition by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	




Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
SYNTHETIC MINERAL FIBRE (SMF) (Cont.)									
Internal, 2134 Boiler Room, pipework	Foil Wrapped Insulation	NA - Visual Observation	NA - Assumed to contain SMF	Generally Intact	Non-Friable	>20lm	Remove prior to refurbishment / demolition by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, garden shed, ceilings throughout, sarking	Foil Backed Insulation	NA - Visual Observation	NA - Assumed to contain SMF	Generally Intact	Non-Friable	55m²	Remove prior to refurbishment / demolition by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	

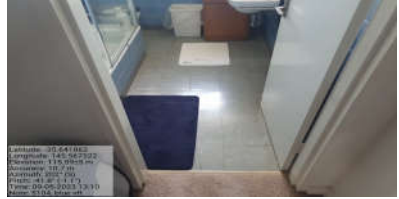

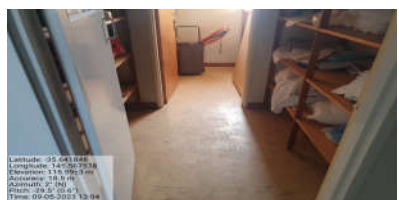

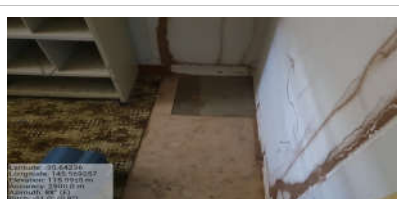
Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
1. Main Hospital									
LEAD IN PAINT									
Internal, 2132 Hand Basin and 2133 Toilet, walls surrounding	Peeling White Paint	Peeling Cream Paint	NA - Visual Observation	Localised section of deterioration	NA	15m ²	Confirm presence of lead through laboratory testing OR assume to contain elevated levels of lead and undertake stabilisation/abatement by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, water tower, steelwork	Peeling White Paint	Peeling Cream Paint	NA - Visual Observation	Localised section of deterioration	NA	>30lm	Confirm presence of lead through laboratory testing OR assume to contain elevated levels of lead and undertake stabilisation/abatement by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, fire extinguisher boxes	Peeling Red Paint	Peeling Cream Paint	NA - Visual Observation	Localised section of deterioration	NA	3 Units	Confirm presence of lead through laboratory testing OR assume to contain elevated levels of lead and undertake stabilisation/abatement by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
LEAD IN DUST									
Not identified within the scope of the survey									
POLYCHLORINATED BIPHENYLS									
Internal, 2129 Bulk Store, double tube light fittings	Internal Capacitors	-	Of an age indicative of housing PCB containing capacitors	Generally intact	NA	m ²	Undertake detailed inspection following isolation of electricity supply, OR Handle in accordance with relevant standard/code of practice/guidelines.	No (access via ladder only)	




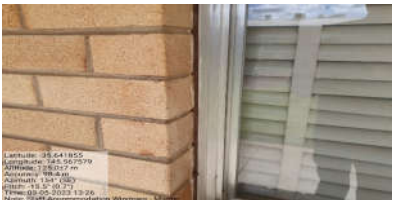

Finley Hospital, 24 Dawe Avenue, Finley, NSW Hazardous Building Materials Register - May 2023									
Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
2. Mortuary									
ASBESTOS MATERIALS									
Internal, mortuary, floor coverings	Beige Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	60m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, mortuary, walls surrounding	Blue Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	30m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
SYNTHETIC MINERAL FIBRE (SMF)									
Not identified within the scope of the survey									
LEAD IN PAINT									
Not identified within the scope of the survey									
LEAD IN DUST									
Not identified within the scope of the survey									
POLYCHLORINATED BIPHENYLS									
External, car park, single tube light fitting	Internal Capacitors	NA	Of an age indicative of housing PCB containing capacitors	Generally intact	NA	1 Unit	Undertake detailed inspection following isolation of electricity supply, OR Handle in accordance with relevant standard/code of practice/guidelines.	No (access via ladder only)	

Finley Hospital, 24 Dawe Avenue, Finley, NSW Hazardous Building Materials Register - May 2023									
Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
3. Community Health									
ASBESTOS MATERIALS									
Internal, 6102 Kitchen, floor coverings	Beige Vinyl Floor Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	15m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	 Latitude: -33.64228 Longitude: 149.768267 Altitude: 119.2113 m Accuracy: 1.001 m Orientation: 150.7 (S) Pitch: -14.6 (S, 7.7) Roll: 89.058-2023 13.04 Note: 6102 Kitchen, VFB
Internal, 6113 Medical Records, floor coverings	Beige Vinyl Floor Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	2m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	 Latitude: -33.64162 Longitude: 149.767565 Altitude: 118.97577 m Accuracy: 0.815 m Orientation: 150.7 (S) Pitch: -14.6 (S) Roll: 89.058-2023 13.44 Note: 6113 Medical Records, Storage VFB
Internal, 6118 Community Nurses, floor covering	Beige Vinyl Floor Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	35m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	 Latitude: -33.64228 Longitude: 149.768267 Altitude: 119.2113 m Accuracy: 1.001 m Orientation: 150.7 (S) Pitch: -14.6 (S) Roll: 89.058-2023 14.00 Note: 6118 Community Nurses
Internal, 6118 Community Nurses, cupboard, upper lining above door	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	 Latitude: -33.64162 Longitude: 149.767565 Altitude: 118.97577 m Accuracy: 0.815 m Orientation: 150.7 (S) Pitch: -14.6 (S) Roll: 89.058-2023 14.00 Note: 6118 Community Nurses
Internal, 6119 Wound Clinic, floor coverings	Beige Vinyl Floor Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	15m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	 Latitude: -33.64162 Longitude: 149.767565 Altitude: 118.97577 m Accuracy: 0.815 m Orientation: 150.7 (S) Pitch: -14.6 (S) Roll: 89.058-2023 13.45 Note: 6119 Wound Clinic, Storage VFB

Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
3. Community Health									
ASBESTOS MATERIALS (Cont.)									
Internal, 6122 Switchboard, electrical distribution board	Electrical Backing Board	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	1 Unit	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 6122 Switchboard, walls surrounding,	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	6m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 6122 Switchboard, lining above door	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, porch and eaves surrounding	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	100m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, western entrance, infill panel	Fibre Cement Sheeting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	

Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
3. Community Health									
SYNTHETIC MINERAL FIBRE (SMF)									
Internal, 6102 Kitchen, hot water boiler	Internal Insulation	NA - Visual Observation	NA - Assumed to contain SMF	Generally Intact	Non-Friable	1 Unit	Remove prior to refurbishment / demolition by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, ceiling space throughout	Flexible AC Ductwork	NA - Visual Observation	NA - Assumed to contain SMF	Generally Intact	Non-Friable	>10lm	Remove prior to refurbishment / demolition by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, western wall, hot water boiler	Internal Insulation	NA - Visual Observation	NA - Assumed to contain SMF	Generally Intact	Non-Friable	1 Unit	Remove prior to refurbishment / demolition by appropriately licensed hazardous materials contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
LEAD IN PAINT									
Not identified within the scope of the survey									
LEAD IN DUST									
Not identified within the scope of the survey									
POLYCHLORINATED BIPHENYLS									
Not identified within the scope of the survey									

Finley Hospital, 24 Dawe Avenue, Finley, NSW Hazardous Building Materials Register - May 2023									
Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
4. Staff Accommodation									
ASBESTOS MATERIALS									
Internal, 5104 Bathroom, floor coverings	Blue Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	8m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 5106 Cleaners Room, floor coverings	Blue Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	8m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 5108 Box Room and 5109 Linen Store, floor coverings	Tan Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	6m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 5118 Fire Hose Reel, shelf	Beige Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 5127 Bedroom, floor coverings	Tan Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	

Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Recommendation	Is the area accessible	Photograph
4. Staff Accommodation									
ASBESTOS MATERIALS									
Internal, 5131 Corridor, fire blanket nook, walls	Blue Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	<1m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 5133 staff entry, phone booth, walls	Blue Vinyl Floor Tiles	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	3m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
Internal, 5136 Switchboard Cupboard, electrical distribution board	Electrical Backing Board	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	1 Unit	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, walls surrounding, windows	Mastic	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	>10lm	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	
External, walls surrounding, eaves	Fibre Cement Sheetting	NA - Visual Observation	Potential to Contain Asbestos	Generally Intact	Non-Friable	100m ²	Confirm presence of asbestos through laboratory testing OR assume to contain asbestos and remove prior to refurbishment / demolition by appropriately licensed asbestos removal contractor in accordance with the relevant standard/code of practice/guidelines.	Yes	

SYNTHETIC MINERAL FIBRE (SMF)
Not identified within the scope of the survey
LEAD IN PAINT
Not identified within the scope of the survey
LEAD IN DUST
Not identified within the scope of the survey
POLYCHLORINATED BIPHENYLS
Not identified within the scope of the survey