



Environmental Safety **PROFESSIONALS**

"Delivering Certainty in Complex Environments"

REPORT: HAZARDOUS MATERIALS SURVEY UPDATE

Job Number: **J50944**

AKALAN PROJECTS PTY LTD

ST GEORGE PRIVATE HOSPITAL

1 SOUTH STREET, KOGARAH, NSW

VERSION	DATE	DESCRIPTION	AUTHORISED		
			NAME	POSITION	SIGNATURE
1	30/09/2025				
WORKS CONSUCTED BY			RELIQUISHED TO		
FULL NAME	John Deller		CLIENT NAME	Raphael Pullin	
INSPECTION RENEW DATE					

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Disclaimer:

All works carried out in preparing this report have been conducted on a fully professional basis with due care and attention utilising ESP professional knowledge and understanding of relevant and current National and State Standards, Compliance Codes, Regulations and Acts. The findings of this report represent the professional opinion of the current workplace situation from experienced technicians, professional scientists, and HS&E consultants.

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This report relates to specific conditions existing at the time of undertaking monitoring work. Current or future conditions of the areas monitored may not be able to be assumed or inferred from information contained in this report.

This document must be read in its entirety and in conjunction with the attached reports, measurements, and analytical results where they are provided.

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EXECUTIVE SUMMARY

ESP – Environmental Safety Professionals (ESP) undertook a Hazardous Materials Survey (HMS) of a nominated Ground Floor area of St George Private Hospital NSW, (the site) to determine the presence and condition of hazardous building materials in the proposed area of refurbishment works.

Refer to Appendix 4 - Inspected Ground Floor Plan Area, which identifies the nominated inspection area.

The survey was authorised by Mr Raphael Pullin of Akalan Projects Pty Ltd and conducted by Mr John Deller of ESP – Environmental Safety Professionals.

The site inspection was conducted on 5 September 2025 and included a visual inspection and sampling, of suspected hazardous containing materials, where required and practicable.

For the purposes of this report, hazardous materials are limited to Asbestos, Synthetic Mineral Fibres (SMF), Lead-based paint, Polychlorinated Biphenyls (PCBs), Ozone depleting substances (ODS).

Summary of Findings

A summary of findings is provided in Table 1 below.

HAZARDOUS MATERIALS IDENTIFIED	INTERNAL	EXTERNAL
ACM - Friable Asbestos	No	No
ACM - Bonded Asbestos	No	No
SMF - Synthetic Mineral Fibre	Yes	No
LEAD in paint	No	No
PCB's - Polychlorinated Biphenyls	No	No
Ozone depleting substances (ODS)	No	No

Refer to Appendix 4 – Inspected Ground Floor Plan Area for the area nominated by the client for inspection during this survey.

Refer also to 8.0 Recommendations and Appendix 1. Register of Hazardous Materials.

1. INTRODUCTION

ESP – Environmental Safety Professionals (ESP) undertook a Hazardous Materials Survey (HMS) of a nominated Ground Floor area of St George Private Hospital NSW, (the site) to determine the presence and condition of hazardous building materials in the proposed area of refurbishment works.

Refer to Appendix 4 - Inspected Ground Floor Plan Area, which identifies the nominated inspection area.

The survey was authorised by Mr Raphael Pullin of Akalan Projects Pty Ltd and conducted by Mr John Deller of ESP – Environmental Safety Professionals.

The site inspection was conducted on 5 September 2025 and included a visual inspection and sampling, of suspected hazardous containing materials, where required and practicable.

The results of the HMS are provided in a tabular format which is designed to provide readily available information about the presence of hazardous materials in buildings at the site. For this report, hazardous materials are limited to:

- Asbestos Containing Material (ACM);
- Synthetic Mineral Fibre (SMF);
- Polychlorinated Biphenyls (PCB's);
- Lead -based paint; and
- Ozone depleting substances (ODS).

This HMS has been developed in accordance with New South Wales (NSW) state legislation, industry standards, codes of practice and guidance documents for the management of hazardous materials in workplaces.

Photographs recorded during the HMS are to be used as reference only.

2. OBJECTIVES AND SCOPE OF SURVEY

The objective and scope of this HMS were to:

- Identify hazardous materials within the nominated building area at the site.
- Provide a qualitative risk assessment of the hazardous materials identified,
- Provide recommendations on control measures, and
- Prepare a hazardous materials register to address legislative compliance.

The survey work and production of this report have been undertaken with consideration of the requirements of:

- NSW Work Health and Safety Regulation 2017,
- SafeWork NSW Code of Practice: How to Manage and Control Asbestos in The Workplace, 2022, and
- SafeWork NSW Code of Practice: How to Safely Remove Asbestos, 2022.

No one section or part of a section of this report is to be taken as giving an overall idea of this report. Each section is to be read in conjunction with the whole of this report, including the appendices and attachments.

3. SAMPLING METHODOLOGY

3.1 Sampling strategy

ESP has conducted the survey to examine the existing building fabric at the nominated Ground Floor area impacted by the proposed works, to identify the presence or otherwise of asbestos and other nominated hazardous materials. Refer to Appendix 4 - Inspected Ground Floor Plan Area.

This survey included discussions with the hospital Facility and Maintenance Manager regarding the age of the hospital building, recent refurbishments in the nominated inspection area, and information provided by the client.

3.2 Sampling Methodology

During the visual inspection of accessible nominated site areas ESP has considered collection of small samples of suspect materials if required or practicable to confirm the hazardous status of materials.

Samples collected at the site for asbestos identification recorded the location, condition, accessibility, friability and quantity, and were transferred under Chain of Custody control to ESP - Environmental Safety Professionals' NATA accredited laboratory (NATA Reg: 3110) for analysis using polarised light microscopy in conjunction with dispersion staining techniques.

Sampling for Synthetic Mineral Fibre, Lead-based paint, Polychlorinated Biphenyls or Ozone depleting substances was not conducted during the survey inspection.

3.3 Areas not accessed

Areas not accessed during the survey include:

- Concealed floor, ceiling, or wall linings behind/ under accessible surfaces,
- Concealed ceiling or wall cavities,
- Enclosed services and ducts,
- Locked or inaccessible areas, and
- Height restricted areas e.g., external walls outside of trafficable areas.

Areas partially accessed during the survey include ceiling space areas in fire hose reel cupboards.

Refer also to 6.0 Limitations.

4. LEGISLATION

The HMS has been developed in accordance with the following legislation, industry standards, codes of practice and guidance documents, and reference documents as stated throughout the HMS.

- NSW Work Health and Safety Act 2011
- NSW Work Health and Safety Regulation 2017
- SafeWork NSW How to Manage Asbestos in the Workplace Code of Practice 2022
- SafeWork NSW How to Safely Remove Asbestos Code of Practice 2022
- Australian Standard (AS) 2601-2001 The demolition of structures
- AS 4964-2004 Method for the qualitative identification of asbestos in bulk samples
- Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]
- Polychlorinated Biphenyls Management Plan Revised Edition April 2003, published by the Australian and New Zealand Environment and Conservation Council (ANZECC)
- ANZECC Identification of PCB-containing Capacitor's information booklet – 1997
- AS 4361.2 – 1998 Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings
- Code of Practice for the Control and Safe Use of Inorganic Lead at Work [NOHSC:2015(1994)]
- NSW Protection of the Environment Operations Act 1997
- NSW Protection of the Environment Operations (Waste) Regulation 1996
- Code of Practice for the Control of Workplace Hazardous Substances 2006
- AS 4260 – 1997 High efficiency particulate air filters (HEPA) classification, construction, and performance
- AS/NZS 1716 – 2012 Respiratory Protective Devices, and
AS/NZS 1715 – 2009 Selection, use and maintenance of respiratory equipment.

5. RISK ASSESSMENT AND RISK RATINGS

There are varying factors which contribute to potential risk to human health from Asbestos, Synthetic Mineral Fibre (SMF), Polychlorinated Biphenyls (PCBs) and Lead-based paint. The following information is included in this survey report as **a guide only**.

Refer to sections 7.0 Discussion, 8.0 Recommendations, and Appendix 1 – Register of Hazardous Materials for **actual results** of asbestos or hazardous materials **if they were** identified in this survey.

5.1 Asbestos

Asbestos is defined as the fibrous form of mineral silicates. There are two major groups of asbestos:

- **Serpentine** group of minerals: **chrysotile** (white asbestos)

- **Amphibole** group of minerals: **amosite** (brown asbestos), **crocidolite** (blue asbestos) and within, less commercially used forms including actinolite, tremolite and anthophyllite.

Asbestos minerals can be split into elongated long fibres that are strong, flexible and heat resistant. Because of these characteristics, asbestos has been historically used for a wide range of manufactured goods, mostly in building materials, friction products, heat-resistant fabrics, gaskets, and coatings.

Asbestos is primarily a respirable hazard. The health risk is related to the potential of asbestos fibres to become airborne and enter the lower regions of the lung to cause asbestos related disease. To assess the risk of asbestos containing materials (ACM) three key risk factors are; condition, friability, accessibility, while also physical damage, water or fire damage, exposure and environmental impacts are considered.

5.1.1 Condition

The condition of ACM identified during the assessment is reported as being either good, fair, or poor.

- **Good** refers to material that is in sound condition with no or very minor damage or deterioration.
- **Fair** refers to a material with some areas of damage or deterioration.
- **Poor** refers to a material that is extensively damaged or deteriorated.

5.1.2 Assessed Age of Buildings at the Site

The friability of ACM describes the ease in which the material can be pulverized by hand, which in turn, can increase the likelihood to release airborne asbestos fibres.

- **Friable** asbestos can be crumbled, pulverised, or reduced to powder fibre particles by hand pressure when in a dry state increasing the risk of asbestos fibre release.
- **Non-friable** asbestos, also known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix.

5.1.3 Accessibility and Disturbance Potential

Accessibility/disturbance potential of ACM can be classified as being low, medium, or high.

- **Low** accessibility describes ACM that has very little, or no activity being conducted in the immediate area with the potential to disturb the material. Low accessibility is considered as monthly occupancy, or less of the area containing the material, or the material is inaccessible due to its height or is enclosed.
- **Medium** accessibility describes ACM that has moderate or little activity being conducted in the immediate area with the potential to disturb the material. Medium accessibility is considered weekly access or occupancy of the areas containing the material that are not easily accessed.
- **High** accessibility describes ACM that has regular activity in the immediate area with the potential to disturb the material that is easily accessed.

5.1.4 Risk Status

The risk factors described above are used to assess and grade the potential health risk rating posed by the presence of ACMs. The 3 basic Risk Ratings (Low, Medium, High) are described below and are logged, as appropriate, in the Asbestos Register at Appendix 1.

LOW	ACM is stable and effectively sealed against fibre dispersion to the atmosphere. Health risk is negligible if left undisturbed and under the control of an asbestos management plan.
MEDIUM	ACM is identified, whilst not seen at present as a substantial risk. Materials are in areas that are subject to potential deterioration or disturbance and possible future risk. Appropriate abatement measures should be taken as soon as possible. Until then, appropriate labelling and effective use of an asbestos management plan is seen as necessary.
HIGH	ACM is in a damaged/poor condition or friable and exposed state, such that asbestos fibres are being or are likely to be released to the atmosphere. Potential health risk. The immediate removal of this asbestos containing material is recommended with isolation by signage, barriers and management control until removal is completed.

5.2 Synthetic Mineral Fibre

Synthetic mineral fibre (SMF) is a generic term referring to fibrous inorganic substances made primarily from rock, clay, slag or glass.

These fibres can be classified into three general groups: glasswool (fibreglass, superfine glass fibre and glass filament); mineral wool (rockwool or slagwool); and ceramic fibres. These products are used extensively in the manufacturing industry, commercial buildings and residential properties as thermal and acoustic insulation materials.

Working with SMF can cause skin irritation, particularly where there is rubbing from clothing such as cuffs and collars. If SMF accidentally comes into contact with eyes, severe irritation may result. Airborne fibres can be inhaled, depositing in the nose and mouth, and causing upper respiratory tract irritation (tickling and dryness in the nose and throat).

Long-term exposure to SMF may be associated with a slightly increased risk of lung cancer among exposed workers. The World Health Organisation International Agency for Research on Cancer classifies fibres such as rockwool, ceramic and glass fibre as Class 2B carcinogens, i.e. possibly carcinogenic to humans.

SMF risk can be assessed using similar factors to asbestos. However, unlike asbestos, SMF is generally an *inspirable* hazard affecting the upper respiratory system and can cause coughing, irritation, itching of the skin and eyes. Where non-friable (bonded) and in good condition, SMF insulation is low risk.

However, aged, and degraded SMF material can become friable (and a potential *respirable* health hazard). A 'respirable fibre' is a particle with a diameter less than 3 micrometres, a length greater than 5 micrometres and with a length to width ratio of greater than 3:1. These fibres can reach the deepest part of the lung.

5.3 Polychlorinated Biphenyls (PCB)

Polychlorinated biphenyls (PCBs) are organochlorine compounds which are mixtures of individual chlorinated compounds. PCBs are a toxic irritant and a known or suspected carcinogen. Exposure to PCBs may occur via ingestion, inhalation or dermal (skin) contact. The effects on human health depend on exposure time, concentration, and the toxicity of the PCB.

Fluorescent light fittings installed pre-1980 may contain PCB filled capacitors. Capacitors that are intact, good condition and not leaking can be considered as low risk.

5.4 Lead Based Paint

Lead in any form is toxic to humans when ingested or inhaled. Lead paint and lead-contaminated dust are primary sources of lead contamination and associated health risks to people during maintenance, renovation, and demolition activities.

The health risk of lead paint is assessed by the factors of inhalation and ingestion coupled with the condition of the paint i.e., flaking and loose paint is more likely to breakdown and be inhaled or ingested and may present a health hazard, particularly where accessible by children. Where lead paint is in good condition and not flaking it can be low risk.

5.5 Other

The risk of respirable crystalline silica should also be considered if the refurbishment works include demolition/cutting of brick or concrete.

Crystalline silica is a common mineral used in manufacturing concrete and bricks and is also found in sandstone and shale.

A health hazard is created when very fine particles of crystalline silica can be inhaled. The health risk is determined by the length of exposure and how much dust a worker/person breathes in. Exposure can cause Silicosis (scarring of the lung) resulting in irreversible loss of lung function, and potential heart failure.

6. LIMITATIONS

The services performed by ESP have been conducted with the level of quality and expertise generally associated with activities of this nature by an environmental and occupational hygiene consulting practice.

This survey is intended for the use of the client only and is not to be used in isolation for tender response purposes.

This survey is also not to be used as a substitute for a Demolition Work Method Statement, or as a Hazardous Substance Management Plan, which are requirements of Australian Standard AS 2601-2001: Demolition of Structures. Under clause 1.6 in AS 2601 a Destructive Hazardous Materials Audit must be undertaken prior to demolition work with results recorded in a Hazardous Substance Management Plan, which must include specific locations, controls, monitoring, handling, storage and disposal procedures.

Without substantial demolition of a building or structure, it is not possible to guarantee that every hazardous material has been identified.

ESP's assessment for the purposes of this report is limited to visual inspection, limited sampling and laboratory analysis, verbal history received, and a reasonable presumption that materials used in construction of the surveyed area have been procured and installed in accordance with best industry practice and applicable government regulations and statutes in place at the dates of construction.

ESP note that no inspection can be regarded as absolute and that partial or total demolition of structures may reveal instances of ACM in-situ, which were not discovered during this survey inspection.

This HMS does not report on the presence or otherwise of deleterious dust and debris within the building/structures (i.e., ceiling spaces, exposed roof structure, duct and wall cavities etc.). Dust and debris in this environment have the potential to contain hazardous particulates and should be considered in a Hazardous Materials Management Plan when impacting on the building elements/surfaces, or in a Hazardous Substance Management Plan for demolition works.

This HMS was undertaken only in those areas where access was available and does not generally include sub floor areas where access is typically restricted or not practicably available. Where observation would necessitate demolition or damage to wall cladding, floor covering, coatings and plant etc., only limited inspection was made.

Limitations apply to the analytical methods used when identifying asbestos fibres in samples. NATA supports this claim by stating that in materials such as vinyl floor tiles, mastics, sealants, putties and epoxy resins it is extremely difficult to detect the presence of asbestos. This is due to the low grade, small amount, small length and/or diameter of asbestos fibres present in the material.

Any measurements, quantities and location of boundaries or surveyed area in this report are approximate only.

This survey does not report on potential underground or in-ground/soil hazards, or potentially hazardous substances arising from or used in a workplace at the premises.

This survey shall only be presented in full, except where written approval with comments is provided by ESP.

7. DISCUSSION

7.1 Asbestos

ESP notes that NSW government information advises that the use of asbestos was discontinued in all fibro cement products by 1986. Since 31 December 2003, the Australian government has banned the manufacture and use of all types of asbestos and asbestos containing materials (ACM) in Australia and prohibited the import of any goods that contain asbestos.

Fire doors in what is considered the original building area are tagged as “199-” indicating post-1990 construction in keeping with the identified construction date of 1995, while fire doors in what is considered the refurbished northern area are tagged with dates of “2015.”

Based on the sampling conducted, historical information received, and observations during the inspection, ESP considers that building materials used in the construction of the surveyed area do not contain asbestos. Refer also to 6.0 Limitations, Appendix 1 – Hazardous Materials Register, Appendix 2 – NATA Laboratory Results, and Appendix 3 – Photographs.

7.2 Synthetic Mineral Fibres (SMF)

Synthetic Mineral Fibre (SMF) was visually identified in suspended acoustic ceiling tiles, and insulation to ductwork in the plant room area. Refer to 8.0 Recommendations.

7.3 Polychlorinated Biphenyls (PCB)

Polychlorinated Biphenyls (PCBs) were not identified during the survey inspection and typically exist in capacitors of pre-1980 fluorescent light fittings. Refer to 8.0 Recommendations.

7.4 Lead Based Paint

Lead-based paint was not identified during the survey inspection. Refer to 8.0 Recommendations.

7.5 Ozone Depleting Substances

Ozone depleting substances were not identified during the survey inspection. Refer to 8.0 – Recommendations.

7.6 Other

Crystalline silica will exist in stone, bricks, concrete, or cement render that may be impacted by proposed works at the site. Refer to 8.0 Recommendations.

8. RECOMMENDATIONS

8.1 Asbestos

No Asbestos containing materials were identified in the inspected area, and as such no specific recommendations are provided. However, without substantial demolition of a building, it is not possible to guarantee that potential asbestos materials are not concealed at the site.

Should future works at the site reveal materials that are suspected to contain asbestos, work should stop, and the area be suitably isolated. The suspect material should be assessed and/or sampled by a suitably competent person to determine the asbestos status, and suitable work procedures established.

Any asbestos removal works should be conducted in accordance with SafeWork NSW Code of Practice: How to Safely Remove Asbestos, 2022.

8.2 Synthetic Mineral Fibre (SMF)

During maintenance, refurbishment or demolition, any works involving SMF should comply with the National Occupational Health and Safety Commission (1990) Synthetic Mineral Fibres; National Standard for SMF; and the National Code of Practice for the Safe Use of SMFs. All contractors working in areas where SMH is identified and may be impacted should wear appropriate Personal Protective Equipment (PPE) as outlined in the above NOHSC Code.

8.3 Polychlorinated biphenyls (PCB)

No PCB's were identified and as such no recommendations are provided. Typically, fluorescent light fittings installed pre-1980 may contain PCB filled capacitors.

8.4 Lead-based Paint

No Lead-based paint was identified and as such no recommendations are provided. Australian Standard AS4361.2 2017 Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings defines 'lead paint' as a paint film that contains greater than 0.01 % lead by mass in the dry film, as determined by laboratory testing.

8.5 Ozone depleting substances (ODS)

No ozone depleting substances were identified. A specialist refrigeration engineer should assess and maintain the air conditioning systems on site in accordance with all relevant State and Federal legislation, including the Ozone Protection and Synthetic Greenhouse Gas Management Act 1989.

8.6 Other

Works impacting stone, bricks, concrete, or cement render should proceed in accordance with SafeWork NSW - Crystalline Silica - Technical Fact Sheet, 11/07/2023, to control respirable dust.

9. ABBREVIATIONS AND GLOSSARY

Asbestos containing material: (ACM) means any material or object that contains asbestos.

Atmospheric Monitoring: means the measurement of the concentration of hazardous substances in the air of the workplace over a specified period.

Asbestos: means the fibrous form of the mineral silicates belonging to the serpentine and amphibole groups of rock-forming minerals and includes actinolite, amosite (brown asbestos), anthophyllite, crocidolite (blue asbestos), chrysotile (white asbestos), tremolite, or any material containing one or more of the mineral silicates belonging to the serpentine and amphibole groups.

Assumed: Means an item which hasn't been tested, however is assumed to contain a particular hazardous material. The assumption is based upon the materials age, properties and dynamics.

Bonded asbestos material: Means any material (other than friable asbestos material) that contains asbestos.

CFCS: Corrugated Fibrous Cement Sheeting.

Class A licence means a licence issued by SafeWork NSW which allows the holder to remove friable asbestos-containing material and non-friable asbestos-containing material as specified in the licence.

Class B licence means a licence issued by SafeWork NSW which allows the holder to remove non-friable asbestos-containing material as specified in the licence.

Consultation: means the sharing of information and exchange of views between managers, workers and/or their representative(s) on health and safety issues. It includes the opportunity to contribute to decision making in a timely fashion to resolve hazardous substance risks.

Dust and Debris means visible particles, fragments, or chunks of material, large and heavy enough to have settled in the work area, that are likely to have originated from ACM.

External: Refers to the top or outside of roof sheeting or the outside of building/wall sheeting.

Exposure: means contact that may occur between a hazardous substance and an individual. Exposure commonly occurs through 3 main routes – injection, inhalation, and skin contact. Routes of entry may include through the eyes, ears or other body cavities and surfaces.

Exposure Standard: relates to the airborne concentration of individual chemical substances in a worker's breathing zone, which, according to current knowledge, should neither impair the health of nor cause undue discomfort to nearly all workers. National exposure standards are found in the document Adopted National Exposure Standards for Atmospheric Contaminants in the Occupational Environment [NOHSC: 1003(1995)]. Refer to Safe Work Australia for amendments of this Standard for various substances between 1997 and 2005.

FFCS: Flat Fibrous Cement Sheeting

Friable asbestos material means, when dry, may be crumbled, pulverised, or reduced to powder by hand pressure, or as a result of a work process becomes such that it may be crumbled, pulverised, or reduced to powder by hand pressure.

Hazard: is anything that has the potential to result in harm to a person.

High risk situation: Where there is some likelihood of access to hazardous materials, wherein a person may be placed at risk.

HMMP: Hazardous Material Management Plan.

HMS: Hazardous Material Survey.

Internal: Refers to the underside of roof sheeting, or the inside of building/wall sheeting.

Leave in situ: ACM identified but is in good condition, bonded and poses low risk to human health.

NAD: No Asbestos Detected.

NATA: National Association of Testing Authorities.

NOHSC: National Occupational Health and Safety Commission. NOHSC was abolished in 2005 and replaced by the Australian Safety and Compensation Council (ASCC), which was subsequently replaced by Safe Work Australia in 2009.

ODS: Ozone depleting substances.

WH&S: Work Health and Safety.

PCB's: Poly Chlorinated Biphenyls.

PDS: Pre-Demolition Survey.

Practicable: having regard to:

- The severity of the hazard or risk in question
- The state of knowledge about the hazard or risk
- The availability and suitability of ways to remove or mitigate that hazard or risk; and
- The cost of removing or mitigating that hazard or risk.

Risk: is the likelihood that harm will occur.

Safety Data Sheet (SDS): is a document which a manufacturer or importer must prepare, amend, provide, and review that describes the properties and uses of chemicals (which may be hazardous substances and/or dangerous goods). An MSDS must state the product name; identify ingredients, chemical and physical properties, health hazard information, precautions for safe use and handling, and the manufacturers or importer's name and Australian contact details.

SMF: Synthetic Mineral Fibres.

STEL: Short Term Exposure Level.

TWA8: Time Weighed Average - 8 hour.

VFC: Vinyl Floor Covering.

VFT: Vinyl Floor Tiles.

10.10. APPENDICES

Appendix 1. Register of Hazardous Materials

REGISTER OF HAZARDOUS MATERIALS										
Client: Akalan Projects Pty Ltd				ESP Job No: J50644						
Survey Address: 1 South Street Kogarah NSW				Survey Date: 05/09/2025						
Description: St George Private Hospital (Ground Floor nominated northern area)										
Photo No	Sample No	Location/ Room	Surface Description	Material Description	Material Status	Friable/ Non-Friable	Condition	Risk Rating	Recommendations/ Comments	Qty (m ²)
2	E89676	External North Column to Walkway	Cladding	Compressed fibre cement sheet	No asbestos identified	-	-	-	-	-
7	E89673	Southeast FHR Cupboard	Floor	Vinyl Sheet	No asbestos identified	-	-	-	-	-
12	E89675	Waste Bin Rooms Corridor	Floor	Vinyl Sheet	No asbestos identified	-	-	-	-	-
14	E89674	Waste Bin Rooms Corridor	Fire Door G8 Internal Core	Vermiculite	No asbestos identified	-	-	-	-	-
9, 10, 11	-	Offices, Corridors	Ceilings	Acoustic Tiles	Synthetic Mineral Fibre	-	-	Low	Refer to 8.0 Recommendations	-
16	-	Plant Room AH Units G1, G2	Ductwork	Insulation	Synthetic Mineral Fibre	-	Good	Low	Refer to 8.0 Recommendations	-
No Asbestos Materials were Identified During the Survey										
No Polychlorinated Biphenyls, Lead-based Paint or Ozone Depleting Substances were Identified During the Survey										

11. Note: Refer to Section 5.0 – Risk Assessment for detailed explanation of Condition, Accessibility and Risk Rating criteria.

Appendix 2. NATA Laboratory Results



A division of Enviro-Net Australia Pty. Ltd.
ABN 39 067 499 389 ACN 067 499 389 NATA Reg. 3110
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Unit 2/2B Parker Street
Footscray, Victoria 3011
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ASBESTOS IDENTIFICATION REPORT

Date: 16 September 2025
ESP Job Number: J50644
Customer: Akalan Projects Pty Ltd
Address: Suite 202, 84 Alexander Street, Crows Nest, NSW, 2065
Attention: Raphael Pullin
Reference: St George Private Hospital - HMS
Site Address: 1 South Street, Kogarah, NSW, 2217
Sampled By: ESP – John Deller
Date Sampled: 5 September 2025
Date Analysed: 15 September 2025
Test Method: Qualitative identification of asbestos types in bulk samples by polarised light microscopy, including dispersion staining and trace analysis, with a calculated practical detection limit of 0.01 %, using methodology in accordance with AS 4964 and ESP in-house Method No. 2.

ESP Lab No.	Sample location (if provided) and sample description	Result	Notes
E89673	1: FHR Cupboard, Floor, Vinyl (Near 3 rd Stage Recovery) – Vinyl material (30 x 20 x 2mm)	No asbestos detected	~
E89674	2: Fire Door, Core, Insulation (Near Bin Room) – Vermiculite (40 x 25 x 4mm)	No asbestos detected	-
E89675	3: Corridor, Floor, Vinyl (Near Bin Room) – Vinyl material (25 x 25 x 2mm)	No asbestos detected	~
E89676	4: External, Overhead Walkway Column, CFCS – Fibro cement material (10 x 5 x 2mm)	No asbestos detected Organic fibre detected	-

The results contained in this report relate only to the sample(s) submitted for testing.



NATA Accredited Laboratory
Accredited for compliance with ISO/IEC-17025 - Testing

R_250905_J50644_Akalan Projects Pty Ltd_St George PH - HMS_ID_F1
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Notes:

~ As noted in AS 4964, asbestos may be difficult to detect in materials of this type. Therefore, confirmation by another analytical technique is advised.

^ Soil samples exceeding 100 g are examined for fibrous material, and sub-sampled to approximately 40 g using an approved sub-sampling technique (ISO 23909).

Sub-sampling may limit the likelihood of detection of asbestos in the sample.

Mineral fibres of unknown type were detected using polarized light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities of the fibres, another independent analytical technique is required.

+ Dimensions in the 'Result' column indicate the approximate total dimensions of the asbestos fibres/bundles of the preceding type of asbestos.

α Samples of dust collected using adhesive tape, swabs or wipes fall outside the definition of a bulk sample and therefore are not covered under the scope of AS 4964. NATA accreditation does not cover the performance of this service.

Approved Identifier: Ross Cooper

Approved Signatory: Ross Cooper

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Appendix 3. Photographs



Photo 1
St George Private Hospital view from South Street



Photo 2
Northside column to overhead walkway, compressed fibro cement cladding.
ESP Sample E89676. No asbestos detected.



Photo 3
Northside entry bulkhead, compressed fibro cement cladding.
Refer ESP Sample E89676. No asbestos detected.



Photo 4
Entry foyer. No asbestos materials identified.



Photo 5
Foyer area near lifts, Fire Door G35. Tag dated “2015” year of manufacture.

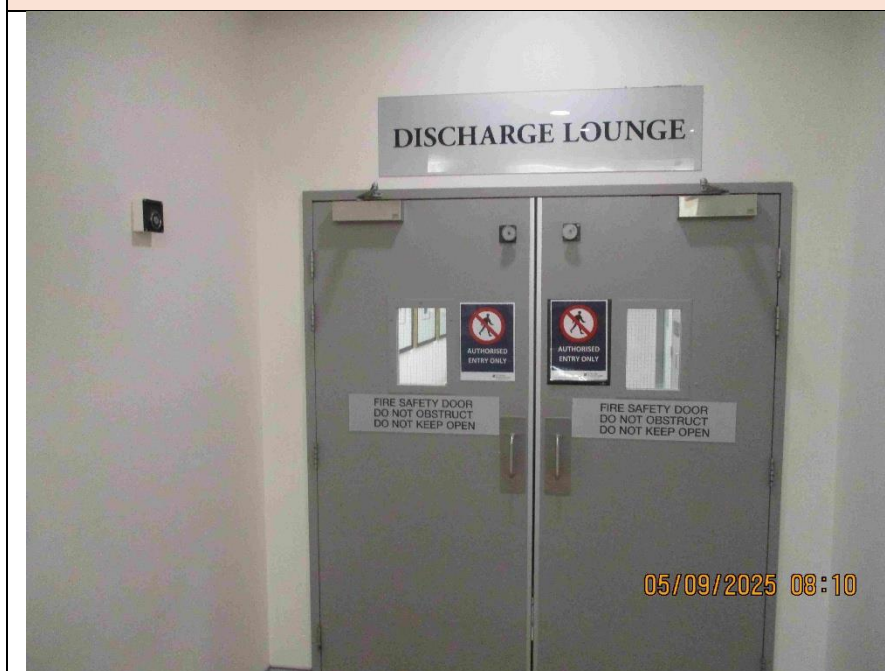


Photo 6
Fire Doors to Discharge Lounge (off Foyer).
Tag dated “2015” year of manufacture



Photo 7
Fire Hose Reel cupboard at corridor to Discharge Lounge.
Floor, vinyl sheet. ESP Sample E89673. No asbestos detected.



Photo 8
Fire Hose Reel cupboard at corridor to Discharge Lounge.
Walls, plasterboard. Ceiling, concrete slab floor above.



Photo 9
Corridor behind Reception area. No asbestos materials identified.
Floor, vinyl. Walls, plasterboard. Ceiling, plasterboard & SMF acoustic tiles.



Photo 10
Typical Executive office area. No asbestos materials identified.
Floor, carpet. Walls, plasterboard. Ceiling, SMF acoustic tiles.

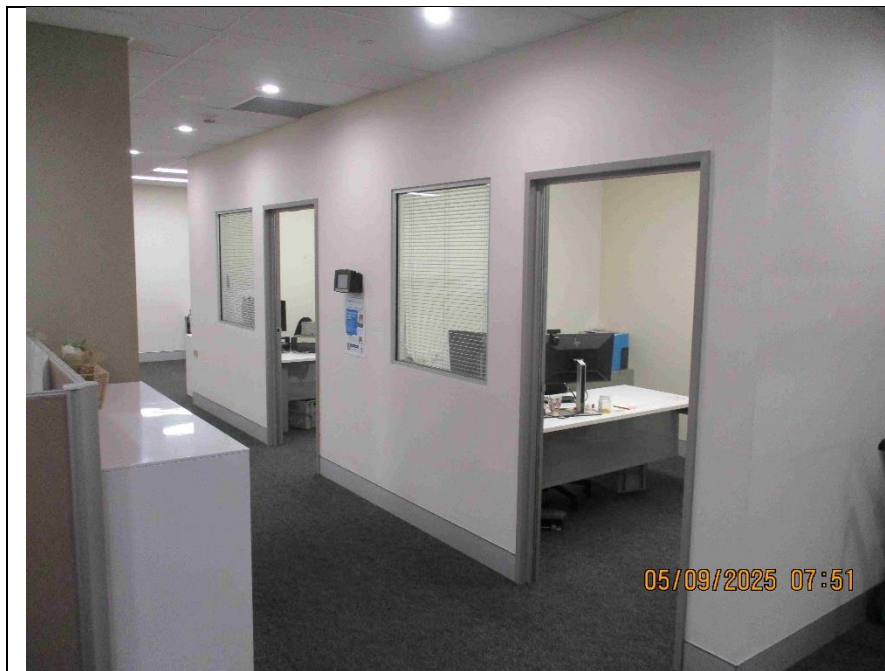


Photo 11
Typical Admin office area. No asbestos materials identified.
Floor, carpet. Walls, plasterboard. Ceiling, SMF acoustic tiles.



Photo 12
Corridor at Waste Bin Rooms.
Floor, vinyl sheet. ESP Sample E89675. No asbestos detected.



Photo 13
Corridor at Waste Bin Rooms.
Fire Door G8. Tag dated "199_" year of manufacture.

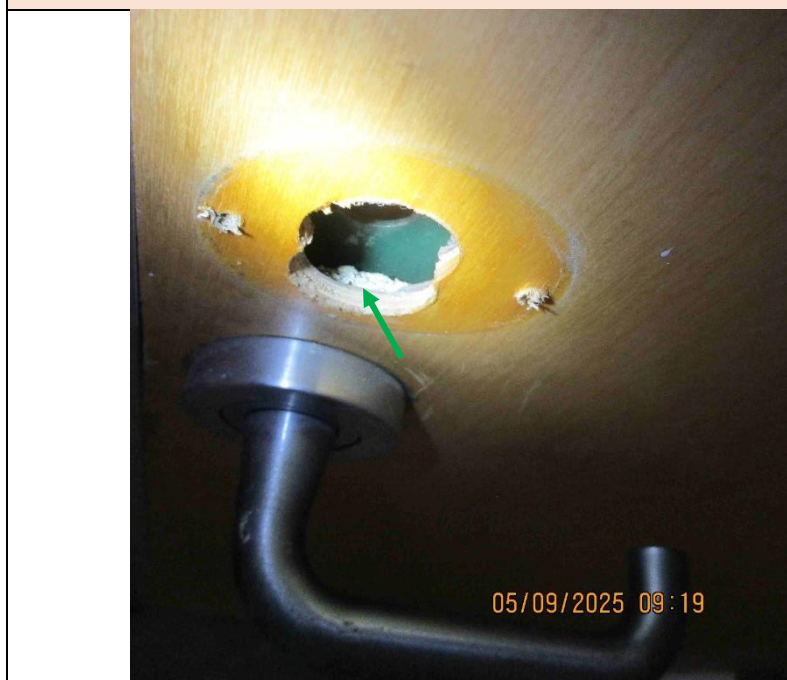


Photo 14
Corridor at Waste Bin Rooms.
Fire Door G8, inner core material. ESP Sample E89674. No asbestos detected.



Photo 15
Clean Bin Store.
Fire Door G8A. Tag dated "199_" year of manufacture.



Photo 16
Plant Room, Air Handling Unit, G1, G2.
FyreWrap duct insulation. Synthetic Mineral Fibre (SMF).

Appendix 4. Inspected Ground Floor Plan Area

St George Private Hospital
Inspected Ground Floor Plan
Area
provided by Akalan Projects Pty
Ltd





**St George Private Hospital
1 South Street Kogarah NSW**

Image Source: <https://portal.spatial.nsw.gov.au/explorer/index.html>