



ENVIRONMENTAL INVESTIGATION SERVICES

REPORT

TO

HEALTH INFRASTRUCTURE

ON

HAZARDOUS BUILDING MATERIALS ASSESSMENT

FOR

PROPOSED HOSPITAL REDEVELOPMENT

AT

MUDGEES DISTRICT HOSPITAL, MEARES STREET, MUDGEES, NSW

6 SEPTEMBER 2017

REF: E30775Krpt-HAZ



Postal Address: PO Box 976, North Ryde BC NSW 1670
Tel: 02 9888 5000 • Fax: 9888 5004
EIS is a division of Jeffery and Katauskas Pty Ltd • ABN 17 003 550 801

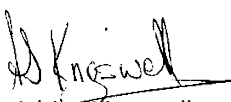
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Report prepared by:



Katrina Taylor
Environmental Scientist
Asbestos Assessor A, License No: 001025

Report reviewed by:



Adrian Kingswell
Principal

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EXECUTIVE SUMMARY

Health infrastructure ('the client') commissioned Environmental Investigation Services (EIS)¹ to undertake a Hazardous Building Materials Assessment for the proposed Mudgee District Hospital redevelopment at Mears Street, Mudgee, NSW. The site location and buildings are shown on Figure 1. The proposed development area is referred to as 'the site' in this report.

The assessment was undertaken generally in accordance with an EIS proposal (Ref: EP45462K) of 2 August 2017 and written acceptance from the client of 10 August 2017.

It is understood that the State Government has committed to invest \$70.2M for the redevelopment of the Mudgee District Hospital and Health Service. The proposed redevelopment includes a combination of new build facilities at the hospital site for the highest priority clinical services.

The scope of work included:

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

Field work for this investigation was undertaken between the 15th and the 17th of August 2017. The site description at the time of the field work is outlined below. The site location and layout is shown on Figure 1 and the sample location plans are provided for each floor of each building as shown on Figure 2 through to Figure 8.

The site is located at the corner of Meares and Lewis Streets, situated to the east of the geographic centre of Mudgee. The site is approximately 40,000m² in area and is bound by Church Street to the west, Meares Street to the south, Lewis Street to the west and the railway line to the north.

The following buildings were included in the hazardous building materials survey:

- Workshop / Medical Records / Former Boilerhouse / Former Morgue
- Physiotherapy / Day care / Dental unit / Audiology / Early Childhood / Doctor's Flat
- Community Health
- Training Centre
- Residence
- Main Hospital
- Emergency Department

RESULTS OF SITE INSPECTION

For specific locations and details of materials identified during the inspection, please refer to the Hazard Materials Register in Appendix A, a photographic log of asbestos containing materials in Appendix B and the laboratory analysis report in Appendix C.

¹ Environmental consulting division of Jeffery & Katauskas Pty Ltd (J&K)

Asbestos

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. 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.

Lead in Paint

Deteriorated lead containing paint systems were identified on the external surfaces (metal and timber) of the Workshop / Medical Records / Former Boilerhouse / Former Morgue and the Residence. 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.

Lead in Accumulated Dust

Not identified within the scope and limitations of the report.

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.

Synthetic Mineral Fibre (SMF)

Materials containing SMF were identified in the form of foil wrapped pipework, insulation batts, vinyl floor sheeting, acoustic ceiling tiles, wrapped ductwork, and metal wrapped insulation at the site. With the exception of the SMF batt debris at the Training Centre, all materials were in good condition at the time of the inspection.

Site Access Limitations

Full entry was not possible into some ceiling spaces of buildings due to height restrictions associated with high ceilings and/or restrictions on entry into man holes due to furniture and building fabrication. Full entry was not possible into underfloor spaces of some buildings due to locked panels (rusted bolts / lost keys) and/or limited entry space. All distribution boards were generally locked or sealed with a fixed fascia plate.

In the event unexpected conditions are encountered during development work or between sampling locations that may pose a contamination risk, all works should stop and an environmental consultant / asbestos assessor should be engaged to inspect the site and address the issue.

The comments and recommendations should be read in conjunction with the limitations presented in the body of the report.

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1 INTRODUCTION

Health infrastructure ('the client') commissioned Environmental Investigation Services (EIS)² to undertake a Hazardous Building Materials Assessment for the proposed Mudgee District Hospital redevelopment at Mears Street, Mudgee, NSW.

The site location and buildings are shown on Figure 1. The proposed development area is referred to as 'the site' in this report.

The assessment was undertaken generally in accordance with an EIS proposal (Ref: EP45462K) of 2 August 2017 and written acceptance from the client of 10 August 2017.

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

It is understood that the State Government has committed to invest \$70.2M for the redevelopment of the Mudgee District Hospital and Health Service. The proposed redevelopment includes a combination of new build facilities at the hospital site for the highest priority clinical services.

1.2 Scope of Work

The scope of work included:

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

² Environmental consulting division of Jeffery & Katauskas Pty Ltd (J&K)

2 SITE DESCRIPTION

Field work for this investigation was undertaken between the 15th and the 17th of August 2017. The site description at the time of the field work is outlined below. The site location and layout is shown on Figure 1 and the sample location plans are provided for each floor of each building as shown on Figure 2 through to Figure 8.

The site is located at the corner of Meares and Lewis Streets, situated to the east of the geographic centre of Mudgee. The site is approximately 40,000m² in area and is bound by Church Street to the west, Meares Street to the south, Lewis Street to the west and the railway line to the north.

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

Workshop / Medical Records / Former Boilerhouse / Former Morgue

The Workshop / Medical Records / Former Boilerhouse / Former Morgue is a double height structure with mezzanine levels in the eastern side of the workshop and the southern end of the boiler house. The former boiler house is situated at the southern end of the building and includes a former water softening room, boiler house with two large redundant boilers, staff toilets/change room, and coal storage room (mezzanine level) accessed by a concrete ramp over the former generator room. The central section of the building houses the workshop area and facilities management office. The eastern half of this section of the building has double height ceilings and a small mezzanine storage area and office. The northern end of the building is a single storey section and was formerly the hospital morgue, it is now utilised as medical records storage.

The Workshop / Medical Records / Former Boilerhouse / Former Morgue is located in the centre of the wider hospital site and is generally constructed with brick external walls, brick, plasterboard and fibre cement internal walls, plasterboard and fibre cement ceiling linings, concrete and timber floors, and a tile roof. The building is thought to have been constructed circa 1960.

Physiotherapy / Day care / Dental unit / Audiology / Early Childhood / Doctor's Flat

The Physiotherapy / Day care / Dental unit / Audiology / Early Childhood / Doctor's Flat (Wellness Centre) is a single storey structure, located in the centre of the wider hospital grounds. The Wellness Centre is generally constructed with brick and weatherboard external walls, plaster, fibre cement and brick internal walls, concrete and timber floors, plaster and fibre cement ceilings and a corrugated metal roof. The building is known to have been constructed circa 1978.

Community Health

The Community Health building is a two storey structure, located in the south-west corner of the wider hospital grounds. The Community Health building is constructed with brick external walls, brick, plasterboard and fibre cement internal walls, timber and concrete floors, plaster and fibre cement ceilings and a tile and fibre cement roof. The building is known to have been constructed circa 1934 as the original Nurses Accommodation.

Training Centre

The Training Centre building is a single storey structure, located in the north-east of the wider hospital grounds. The Training Centre was generally constructed with brick, timber and fibre cement external walls, fibre cement and plaster internal walls and ceilings, concrete and timber floors and a corrugated metal roof. A plaque within the building notes that it was erected in 1938.

Residence

The Residence is a three bedroom, single storey structure located in the central north of the wider hospital grounds. The Residence was generally constructed with brick external walls, plaster and fibre cement internal walls and ceilings, concrete floors and a tile roof. A small timber and fibre cement shed was located to the southwest of the building. The building is thought to have been constructed in the 1980s.

Main Hospital

The Main Hospital is generally two storeys with a third storey plant room and fourth storey lift motor room and accessible basement level utilised for storage. The structure is located in the south-east corner of the hospital grounds. The Main Hospital building was generally constructed with brick and fibre cement external walls, brick, fibre cement, and plasterboard internal walls, concrete and timber floors, concrete, plasterboard and fibre cement ceilings and a corrugated metal roof. The structure is known to have been constructed in 1955.

Emergency Department

The Emergency Department is a single storey structure attached to the east of the main hospital ground floor. The Emergency Department is generally constructed with brick external walls, plaster and fibre cement internal walls and ceilings, concrete floors and a corrugated metal roof. This structure is known to have been constructed circa 1998.

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:

Guidelines/Regulations/Documents
Asbestos
<i>National Code of Practice How to Manage and Control Asbestos in the Workplace</i> , Safe Work Australia 2011
<i>National Code of Practice How to Safely Remove Asbestos</i> , Safe Work Australia 2011
<i>Code of Practice for the Safe Removal of Asbestos 2nd Edition</i> , National Occupational Health and Safety Commission: 2002 (2005)
<i>Code of Practice for the Management and Control of Asbestos in Workplaces</i> , National Occupational Health and Safety Commission: 2018 (2005)
<i>Management Of Asbestos In The Non-Occupational Environment</i> , Environmental Health Committee, Department of Health and Ageing, 2005
<i>Working with Asbestos: Guide</i> , WorkCover Authority of New South Wales, 2008
<i>Asbestos: The survey guide</i> , Health and Safety Executive, UK, 2010
SMF
<i>National Standard for the Safe Use of Synthetic Mineral Fibres</i> [National Occupational Health and Safety Commission:1004 (1990)]
<i>National Code of Practice for the Safe Use of Synthetic Mineral Fibres</i> [National Occupational Health and Safety Commission:2006 (1990)]
Lead
<i>Guide to Lead Paint Management, Part 1: Industrial Applications</i> , Australian Standard AS4361.1, 1995
<i>Guide to Hazardous Paint Management, Part 2: Lead Paint in Residential, Public and Commercial Buildings</i> , Australian Standard AS4361.2, 2017
<i>National Standard for the Control of Inorganic Lead at Work</i> , National Occupational Health and Safety Commission: 1012 (1994)
<i>National Code of Practice for the Control and Safe Use of Inorganic Lead at Work</i> , National Occupational Health and Safety Commission: 2015 (1994)
<i>Guidance Note For Ceiling Dusts Containing Lead</i> , WorkCover Authority of New South Wales
<i>Code of Practice for Ceiling Dust Removal</i> , Australian Dust Removalists Association, http://www.adra.com.au/cop.html
PCBs
<i>Polychlorinated Biphenyls Management Plan</i> , Environmental Protection & Heritage Council, Revised Edition, April 2003
<i>Identification of PCB-Containing Capacitors</i> , Australian and New Zealand Environment and Conservation Council (ANZECC), 1997
<i>Polychlorinated Biphenyl (PCB) Chemical Control Order 1997</i> , made under the <i>Environmentally Hazardous Chemicals Act 1985</i>

General

Work Health and Safety Act, NSW Government 2011

Work Health and Safety Regulation, NSW Government 2011

Control of Workplace Hazardous Substances, Code of Practice, WorkCover Authority of NSW, 2006

National Code of Practice for the Control of Workplace Hazardous Substances, National Occupational Health and Safety Commission: 2007 (1994)

The Demolition of Structures, Australian Standard AS2601 (2001)

4 ASSESSMENT CRITERIA AND INSPECTION PROCEDURE

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

4.1 Asbestos Fibre Containing Materials

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

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

4.2 Lead Containing Materials

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

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

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

In accordance with the Australian Standard AS4361.2, 2017 *“Guide to Hazardous Paint Management, Part 2: Lead Paint in Residential, Public and Commercial Buildings*, a lead in paint concentration greater than 1.0% w/w is considered to be lead based paint.

Settled dust sampling involved the collection of settled dust from a known surface area by wet wipe. The area should preferably be 0.09m² (which corresponds to an area 30 cm × 30cm) and in any event not less than 0.01m², depending on the amount of dust present. A non-alcoholic moistened wipe is folded to form a firm swab. The swab is placed flat onto the surface in one corner of the area to be sampled and rubbed across the entire area in an ‘S’ pattern. The wipe is re-folded so that the collected dust is on the inside and is again rubbed across the area at 90° to the first ‘S’. The wipe is again folded with the dust inside and placed in the sterile sample container.

The lead concentration per m² is calculated using the equation $(\mu\text{g}/\text{swab} \div 0.09) \div 1000$.

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

The result, when received from the laboratory, is converted to milligrams, and then divided by the area sampled (in square metres) to give a lead loading expressed in mg/m².

4.2.1 Lead Materials Assessment Criteria

As stated above, a lead in paint concentration greater than 1.0% w/w is considered to be lead based paint.

Australian Standard AS4361.2, 2017 *Guide to Hazardous Paint Management, Part 2: Lead Paint in Residential, Public and Commercial Buildings*, does not offer any general guidance on lead levels in dust but it does have surface dust lead loading values as acceptance levels after lead paint management activities. The acceptance levels for surface dust are:

- Interior floors 1 mg/m² (as lead);
- Interior window sills 5 mg/m² (as lead); and
- Exterior surfaces 8 mg/m² (as lead).

EIS uses the Australian Standard levels above as a guide in assessing lead dust risks. These figures can also be used to assess the risk of exposure from other lead sources.

The acceptance level of lead in dust for exterior surfaces of 8 mg/m² is considered the most appropriate guideline for comparison for lead in ceiling dust.

4.3 Polychlorinated Biphenyls (PCBs) Containing Electrical Equipment

The major use of PCBs in the electrical industry has been inside transformers and capacitors. Transformers may include relatively small transformers inside electrical mains/fuse cabinets. Capacitors containing PCBs were installed in numerous types of fluorescent light fittings during the 1950's, 60's and 70's. Representative samples of each type of electrical equipment identified within the existing structure were visually examined to assess whether the equipment is insulated with PCBs. Details on the make, type, capacitance, dimensions, date and power were recorded and checked with the ANZECC database of known PCB containing electrical equipment and the results of the review were noted.

4.4 Synthetic Mineral Fibre Containing Materials

Construction materials identified as potentially containing synthetic mineral fibre (SMF) were examined by site personnel and their location was noted. In the event that the materials were suspected to contain asbestos fibres, representative samples were obtained using hand tools by personnel wearing suitable PPE. The material samples were placed in sealed plastic bags and labelled

with a unique job number, sampling location and date. All samples were recorded on the chain of custody (COC) record presented in Appendix C.

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

5 RESULTS OF SITE INSPECTION

The results of the inspection and subsequent laboratory analysis are summarised in the following sections. For specific locations and details of materials identified during the inspection, please refer to the Hazard Materials Register in Appendix A, a photographic log of asbestos containing materials in Appendix B and the laboratory analysis report in Appendix C.

5.1 Asbestos

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. 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

Deteriorated lead containing paint systems were identified on the external surfaces (metal and timber) of the Workshop / Medical Records / Former Boilerhouse / Former Morgue and the Residence. 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 containing SMF were identified in the form of foil wrapped pipework, insulation batts, vinyl floor sheeting, acoustic ceiling tiles, wrapped ductwork, and metal wrapped insulation at the site. With the exception of the SMF batt debris at the Training Centre, all materials were in good condition at the time of the inspection.

5.6 Site Access Limitations

Full entry was not possible into some ceiling spaces of buildings due to height restrictions associated with high ceilings and/or restrictions on entry into man holes due to furniture and building fabrication. Full entry was not possible into underfloor spaces of some buildings due to locked panels

(rusted bolts / lost keys) and/or limited entry space. All distribution boards were generally locked or sealed with a fixed facia plate.

6 COMMENTS AND RECOMMENDATIONS

6.1 Asbestos Materials

Asbestos fibre containing construction materials have been identified within the interior and the exterior of the existing building and structures at the site.

Friable asbestos materials were identified in the form of wrapped lagged pipework throughout the site (sample S07 and all similar lagged pipework throughout the site), and lagging debris on the ground in the basement of the main hospital building (sample S84). Lagging debris in the basement was removed as the sample, however there is potential for more to be present and access to the western end of the basement should be restricted.

Any materials presumed to contain asbestos must be treated as such.

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

As 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 of this report.

6.2 Lead Paint

Deteriorated paint films containing elevated lead concentrations were identified during the assessment. Prior to demolition / refurbishment works all work areas should be sealed off, plastic

sheeting used under work areas and any loose paint fragments, dust and debris should be removed by scraping. Any preparation work should be done by wet sanding techniques only.

Lead containing paint films must be removed / treated in accordance with the regulations and codes outlined in Section 3 of this report.

In consideration of the age of the buildings, the majority of paint films are considered to contain potentially hazardous levels of lead. Following development of the site, where applicable the painted areas of the site remaining in-situ should be appropriately prepared and a new non-toxic paint film applied in order to isolate the underlying lead paint.

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 assess which lights are fitted with PCB containing ballast capacitors.

Light fittings potentially housing a PCB containing metal capacitor were identified in all buildings with the exception of the Emergency Department. 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.
- Contractors licenced to transport and handle PCBs must be used for transport and disposal. PCBs are a scheduled waste with strict guidelines regarding transport and handling.

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 as foil wrapped pipework, insulation batts, vinyl floor sheeting, acoustic ceiling tiles, wrapped ductwork, and metal wrapped insulation generally identified within the service ducts and ceiling space/roof voids of the site buildings. With the exception of the insulation debris identified on the ground outside at the Training Centre, identified 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 of this report.

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 investigation of conditions at specific locations, chosen to be as representative as possible under the given circumstances, and visual observations of the site and vicinity, together with the interpretation of available documents reviewed as described in this report.

Surveys are conducted in a conscientious and professional manner. The nature of the task however, and the likely disproportion between any damage or loss which might arise from the work or reports prepared as a result, and the cost of our services, is such that EIS 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.
- Materials other than asbestos, lead, PCBs and SMF are generally outside the scope as identification can require specialised analysis/inspection techniques.

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

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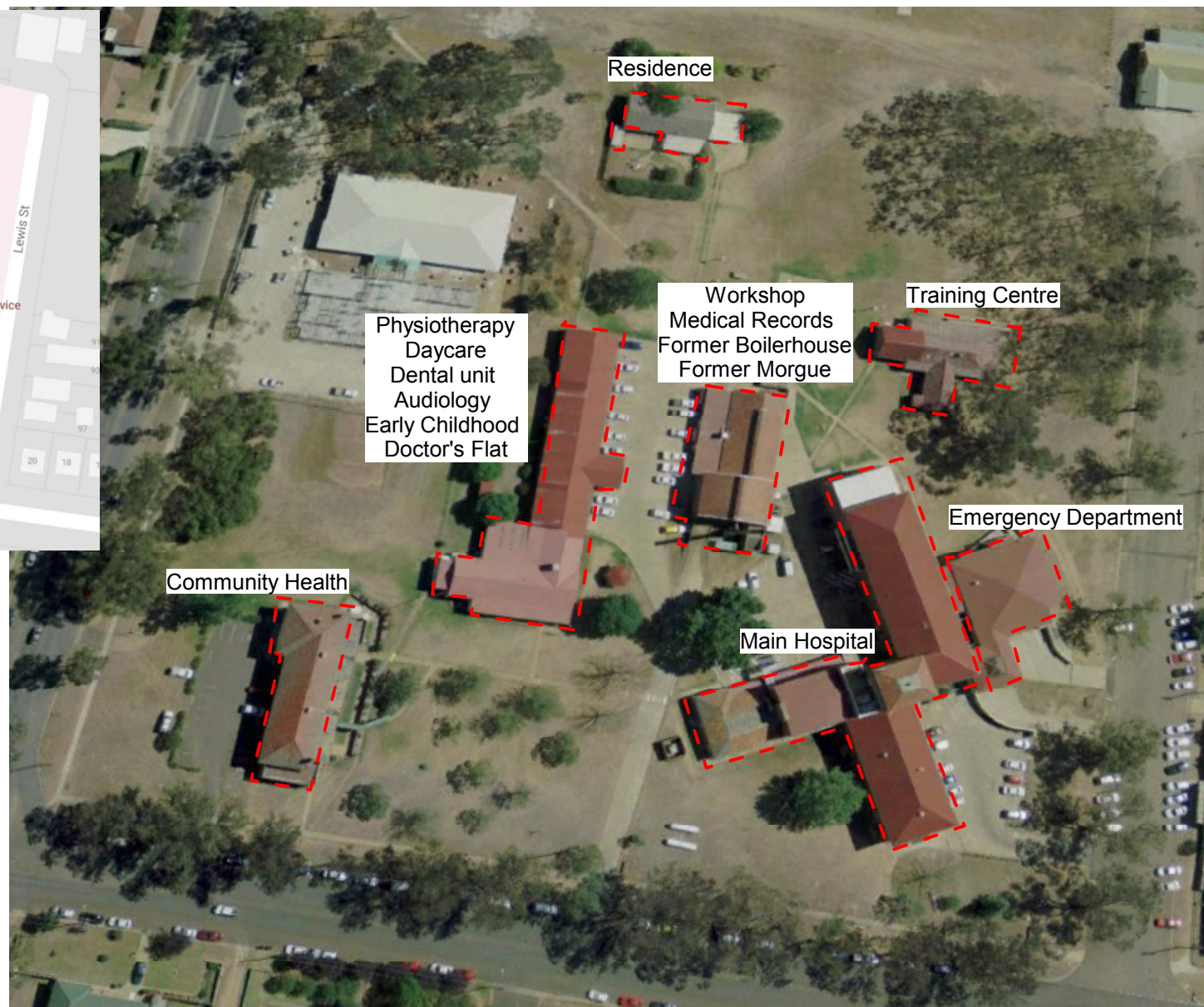
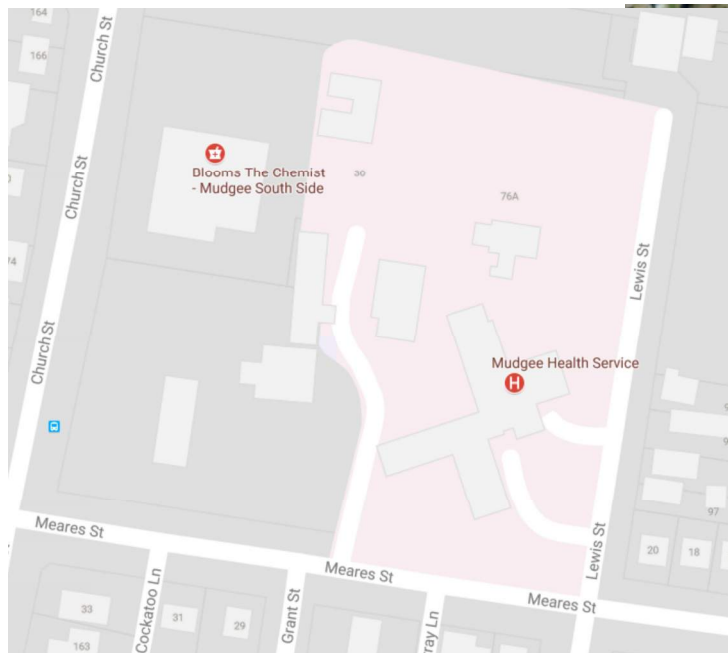
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REPORT FIGURES



NOTES:
Figure has been recreated from Google Maps and Google Earth

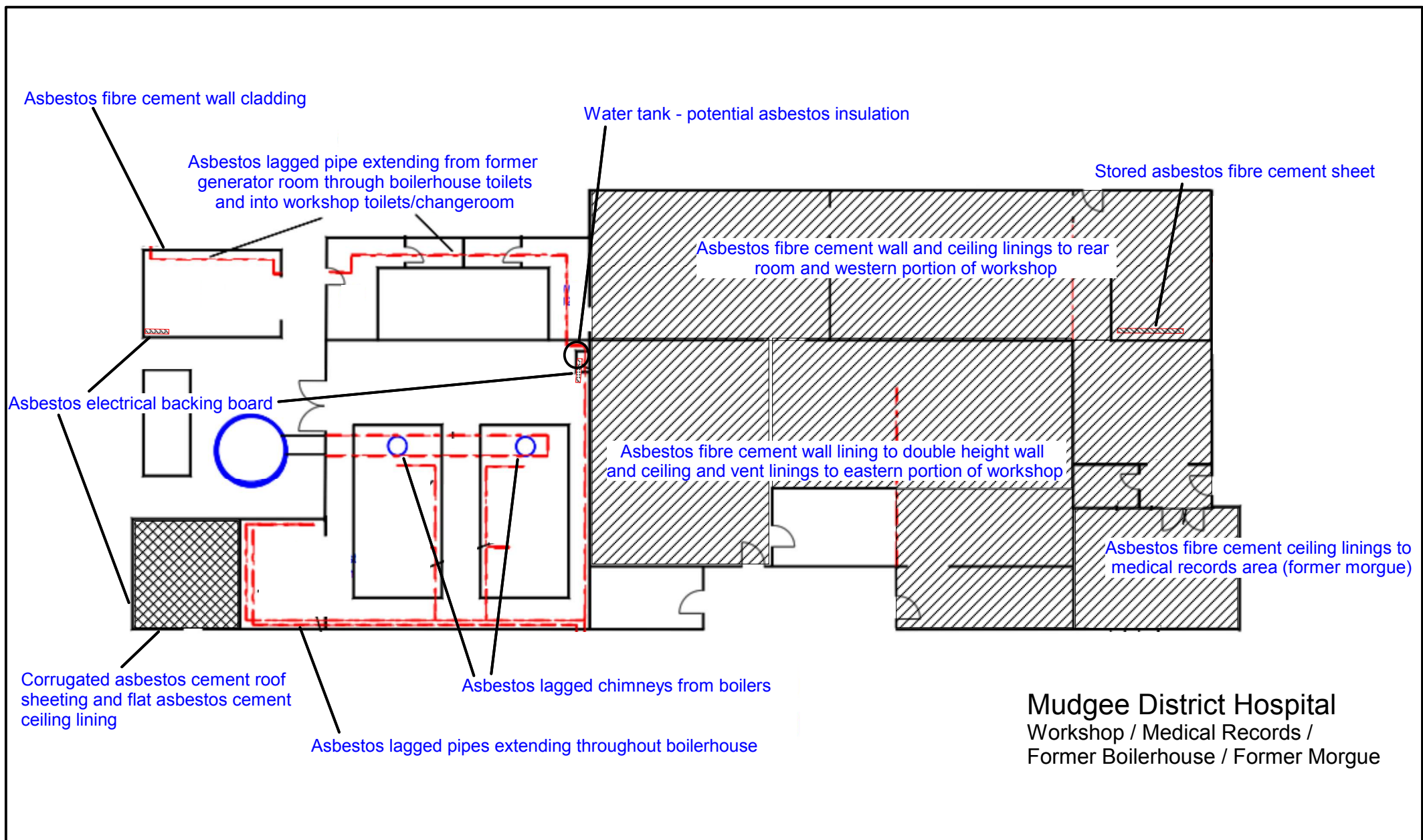
Figure is not to scale.

This plan should be read in conjunction with
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SITE LOCATION PLAN
MUDGE DISTRICT HOSPITAL
MEARES STREET
MUDGE NSW 2850
PROJECT ID: E30775K

F1



NOTES:
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Figure is not to scale.

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WORKSHOP etc.

LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F2

Asbestos flat fibre cement external gable lining and moulded corners, and internal flat fibre cement wall lining

Asbestos fibre cement ceiling linings

External covering to underfloor space asbestos fibre cement sheet

Asbestos fibre cement infills below windows

Water tank - potential asbestos insulation

Mudgee District Hospital

Physiotherapy / Daycare / Dental Unit /
Audiology / Early Childhood / Doctor's Flat

Asbestos fibre cement gable lining and wall cladding (weatherboard look)

Asbestos fibre cement lining to archway from kitchen

Asbestos fibre cement wall and partition linings to toilet/wet areas (public and staff)

Asbestos fibre cement gable lining (weatherboard look)



NOTES:
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Figure is not to scale.

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PHYSIOTHERAPY etc

LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F3

Corrugated asbestos cement roof sheeting

Flat asbestos cement awning lining & eave lining

Flat asbestos cement ceiling lining

Wrapped asbestos lagging on pipework
extending into subfloor and ceiling space
from plant room

verandah

Wrapped asbestos lagging on pipework

Corrugated asbestos cement roof sheeting

Mudgee District Hospital Community Health Ground Floor



NOTES:
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Figure is not to scale.

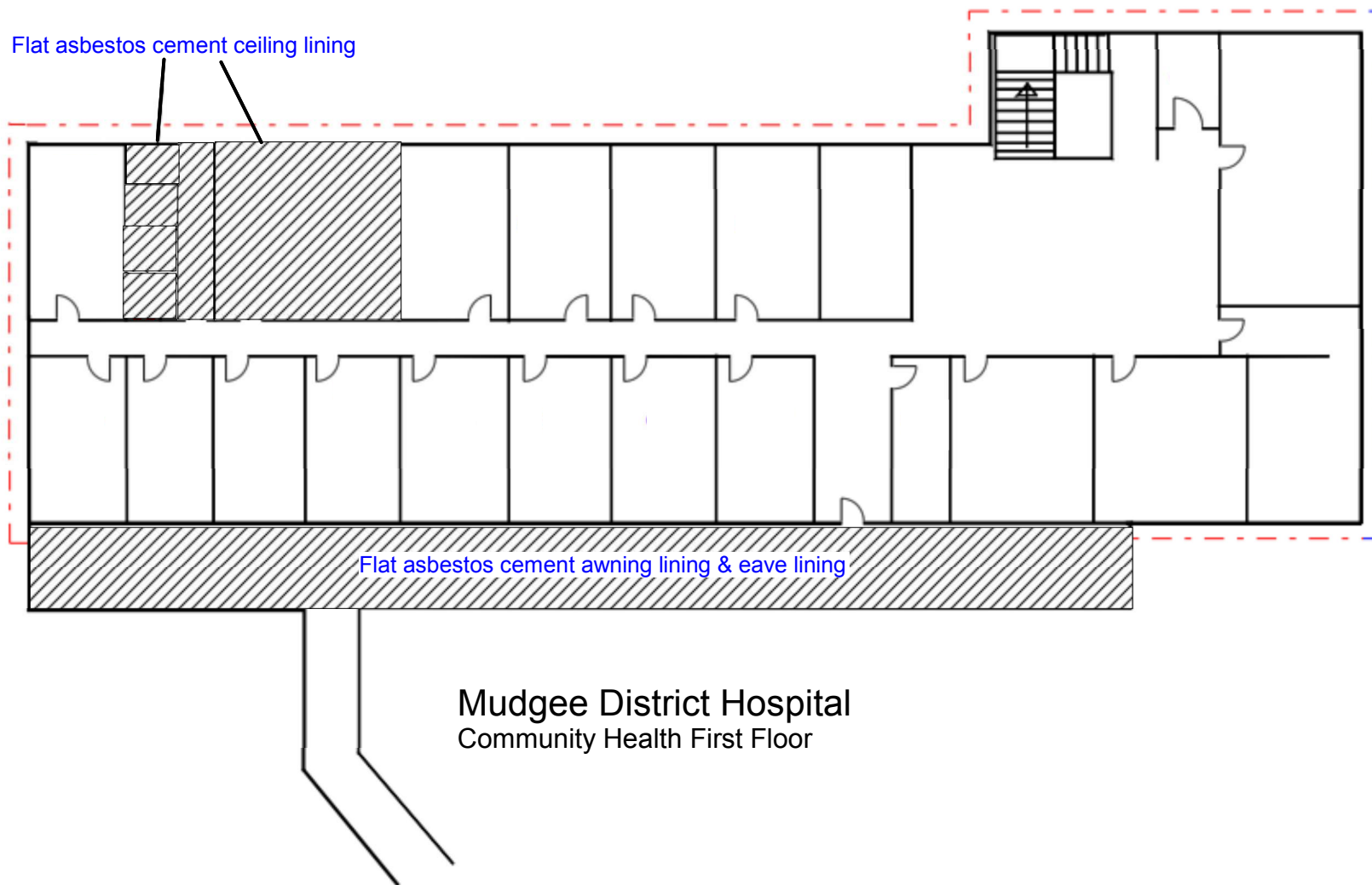
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COMMUNITY HEALTH
GROUND FLOOR
LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F4a



NOTES:
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Figure is not to scale.

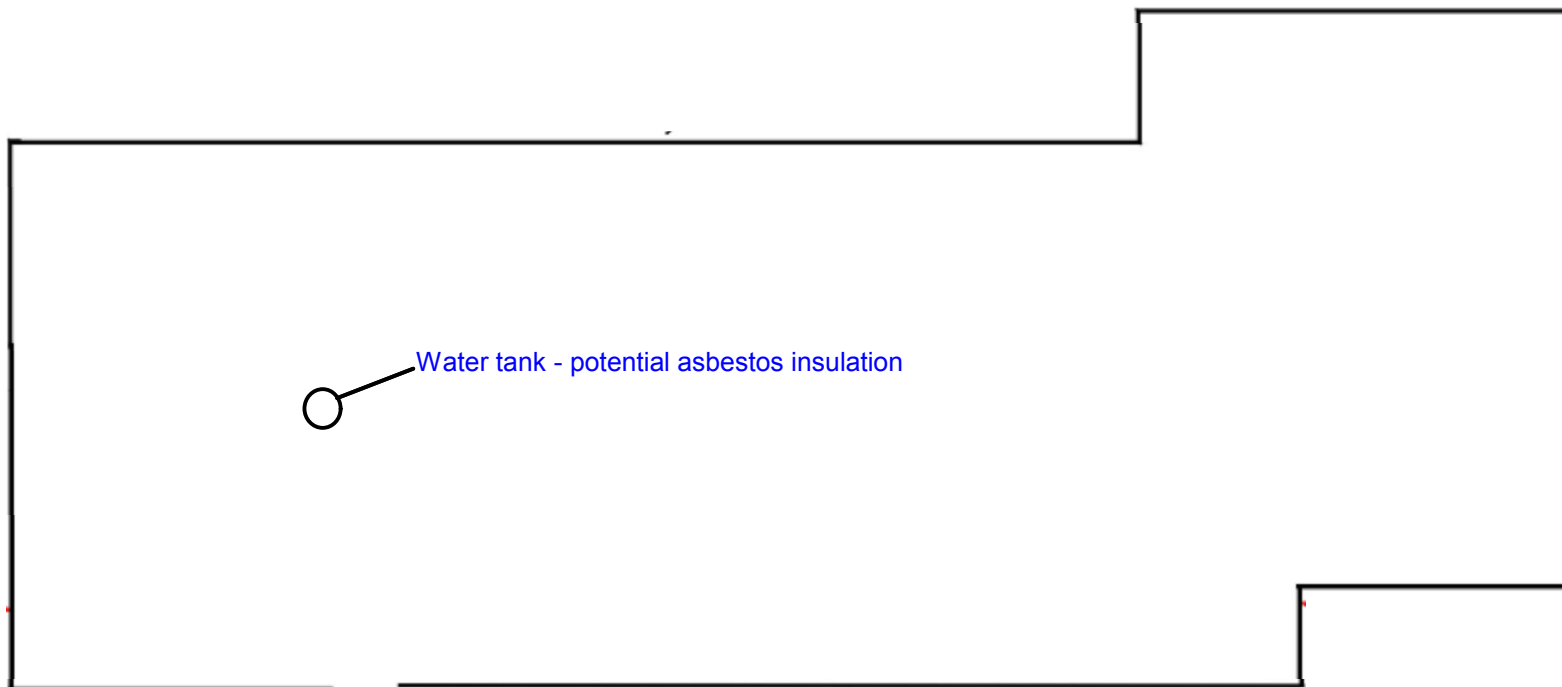
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COMMUNITY HEALTH
FIRST FLOOR
LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F4b



Mudgee District Hospital
Community Health Roof Space



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Figure is not to scale.

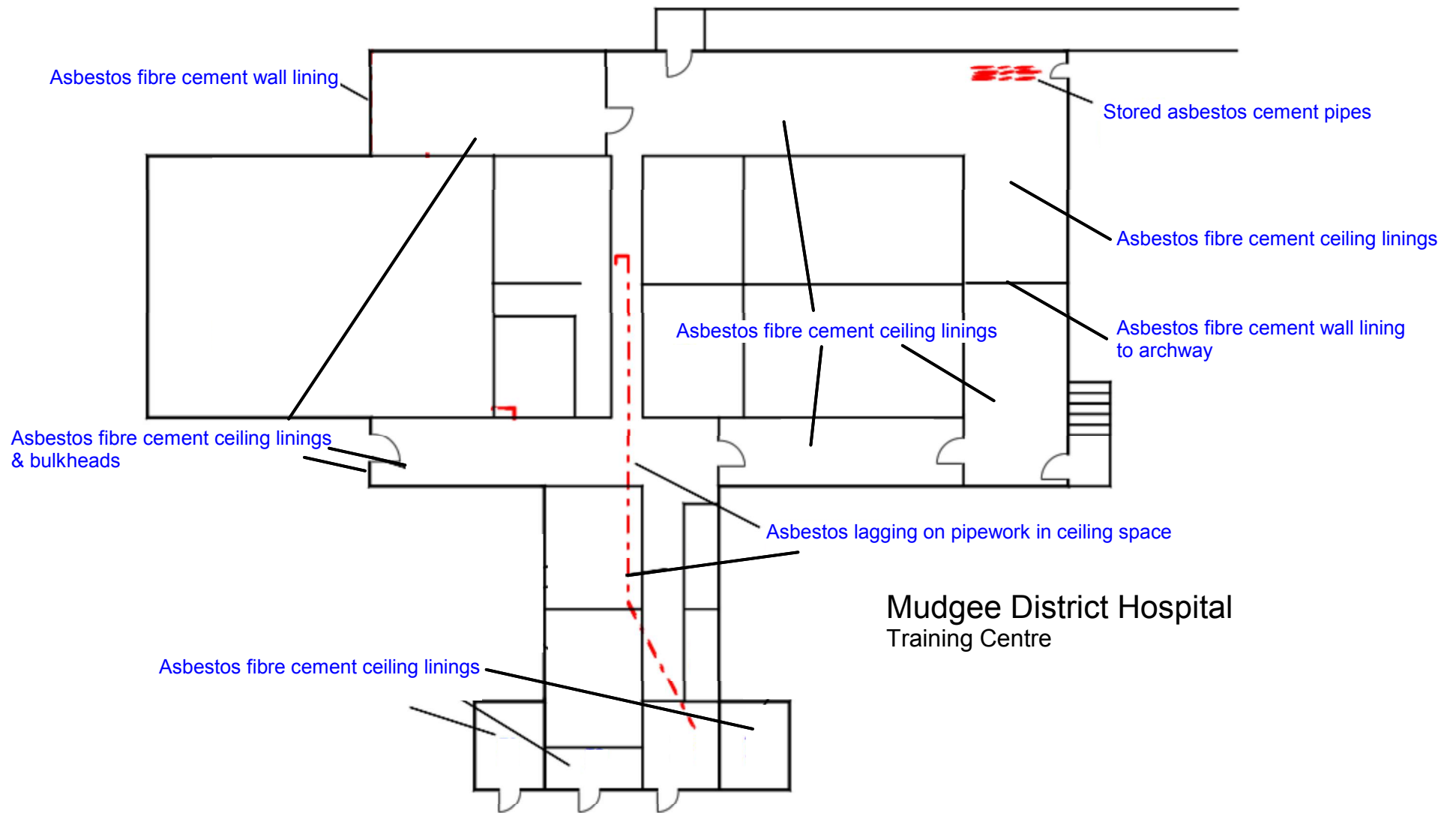
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COMMUNITY HEALTH
ROOF SPACE
LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F4c



NOTES:
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the EIS report.

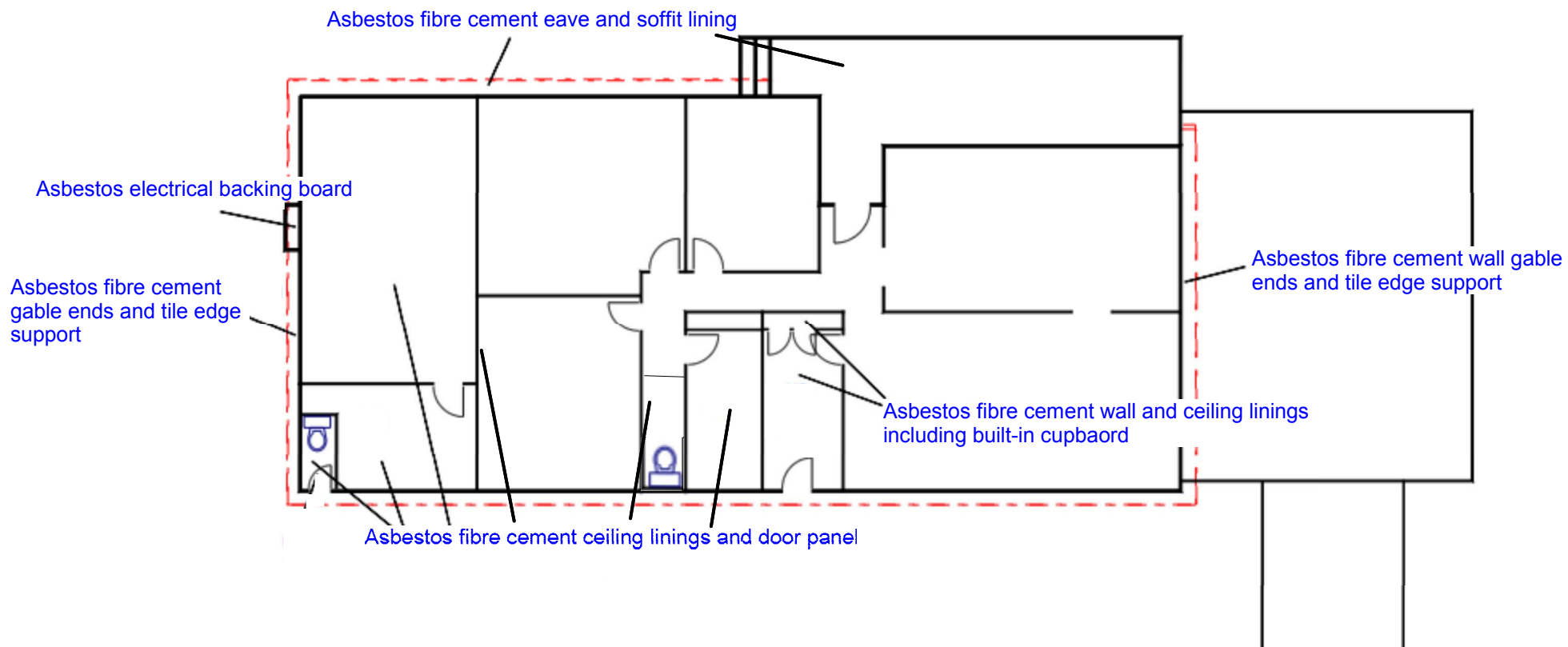
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TRAINING CENTRE

LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F5



Mudjee District Hospital
Residence



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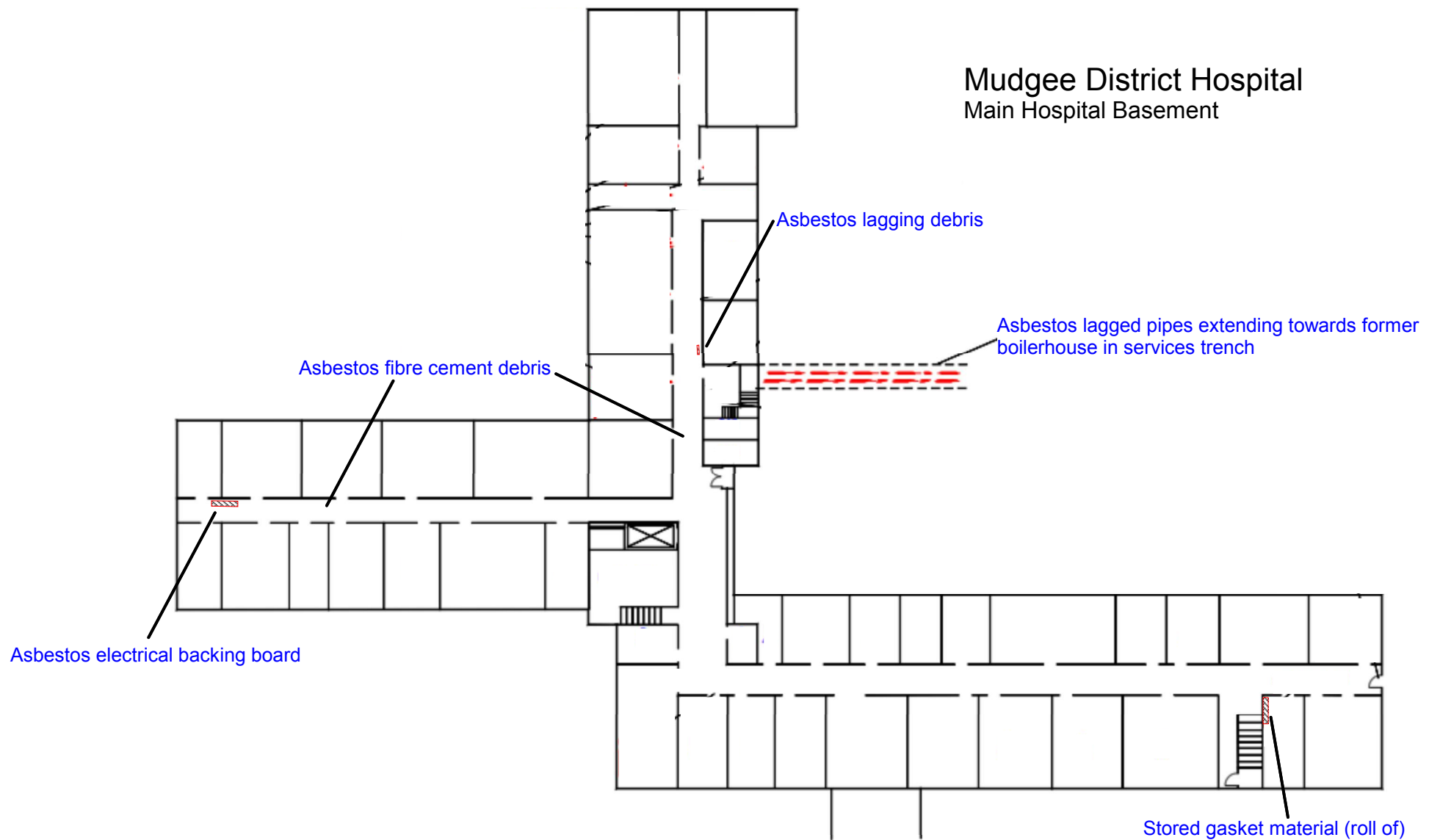
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RESIDENCE
LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F6

Mudgee District Hospital Main Hospital Basement



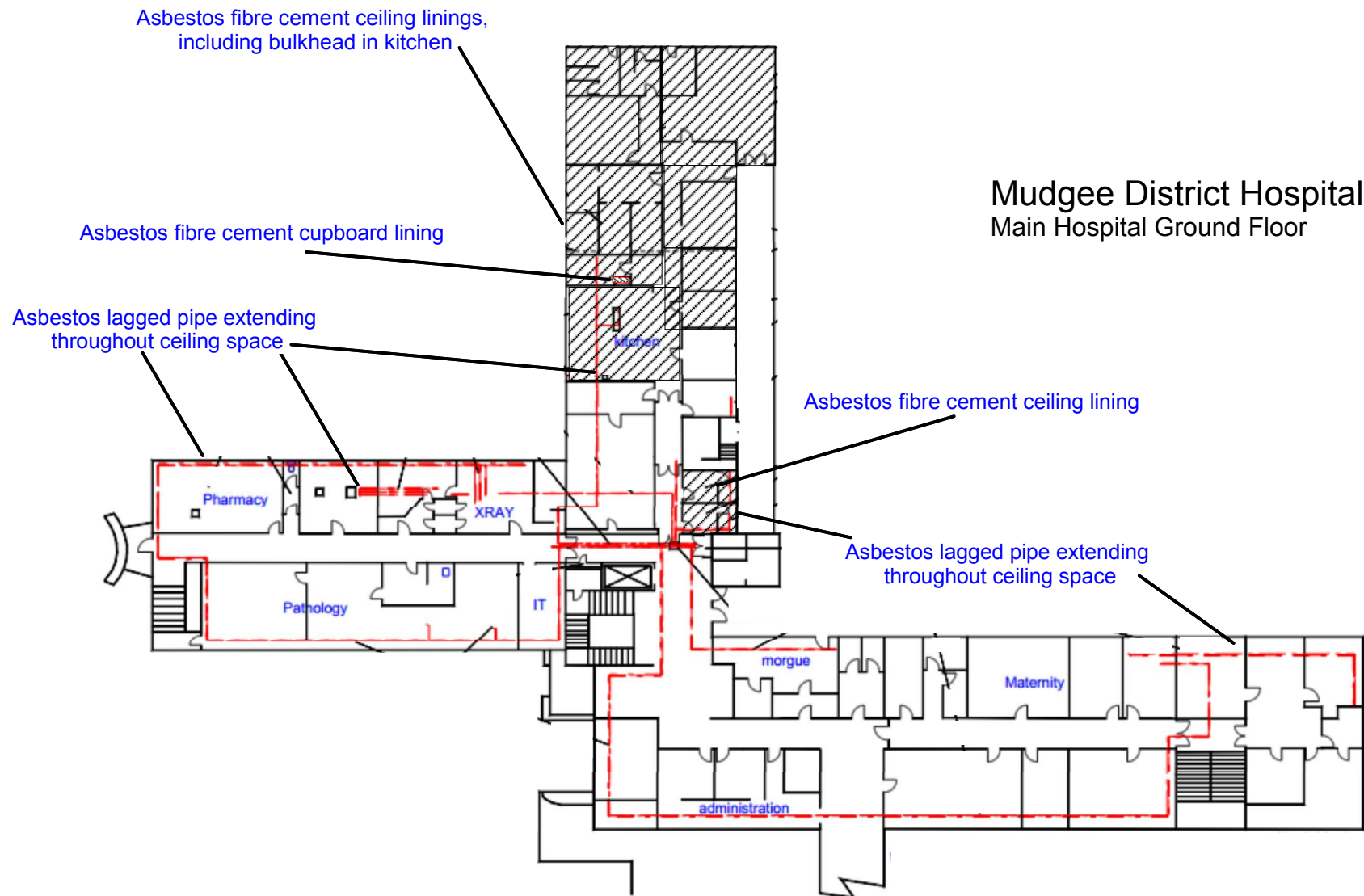
NOTES:
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MAIN HOSPITAL
BASEMENT
LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F7a



Mudgee District Hospital Main Hospital Ground Floor



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MAIN HOSPITAL

GROUND FLOOR
LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F7b

Mudgee District Hospital Main Hospital First Floor

Wrapped asbestos lagging on pipework in service duct
assumed to extend throughout services ducts

Asbestos fibre cement ceiling linings

Wrapped asbestos lagging on pipework in ceiling space
assumed to extend throughout ceiling space

Wrapped asbestos lagging on pipework in ceiling space
assumed to extend throughout ceiling space

Wrapped asbestos lagging on pipework in ceiling space
assumed to extend throughout ceiling space

NOTES:
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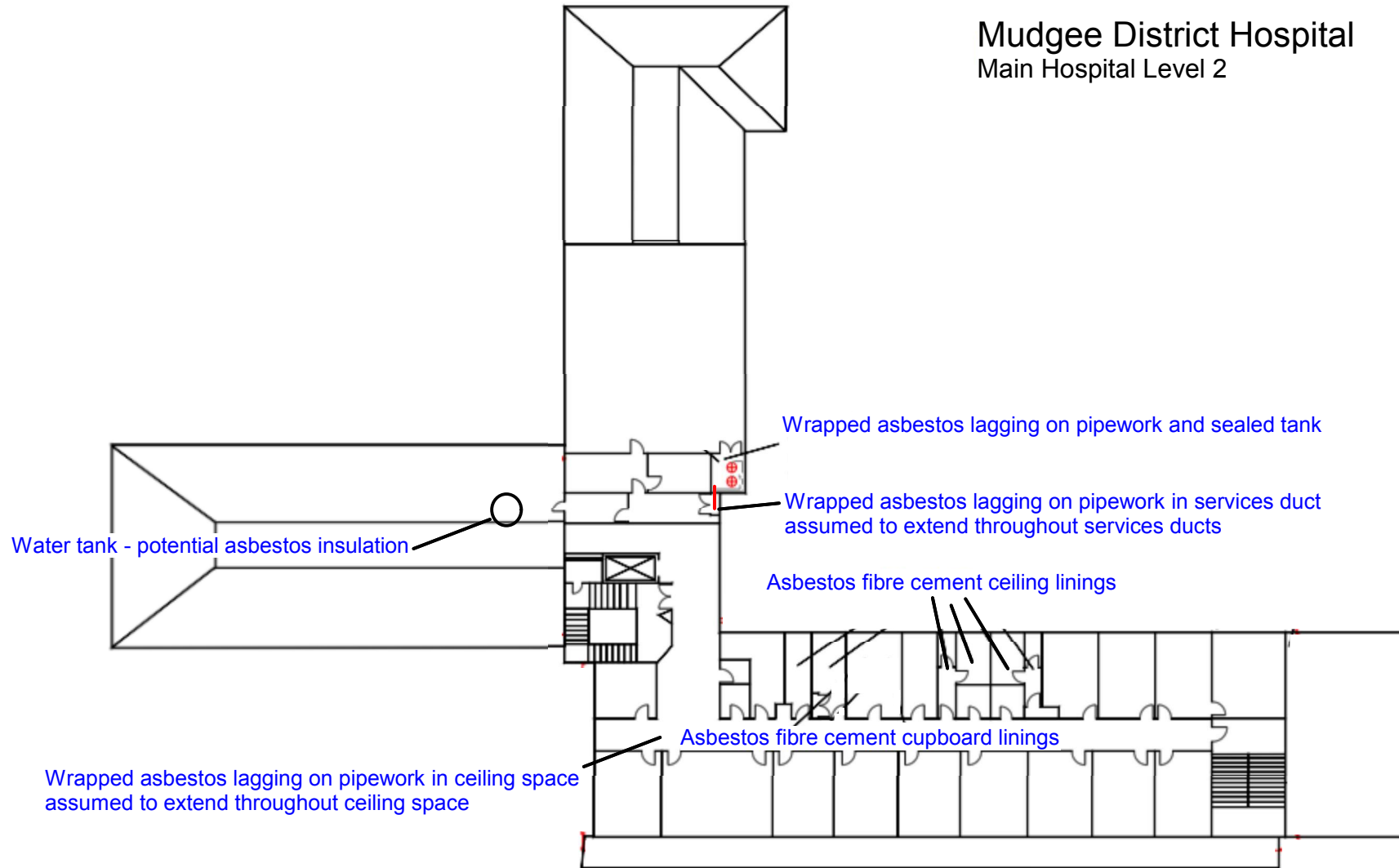
MAIN HOSPITAL

FIRST FLOOR
LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F7c

Mudgee District Hospital Main Hospital Level 2



NOTES:
Figure has been recreated from floor plans provided by the client.

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MAIN HOSPITAL

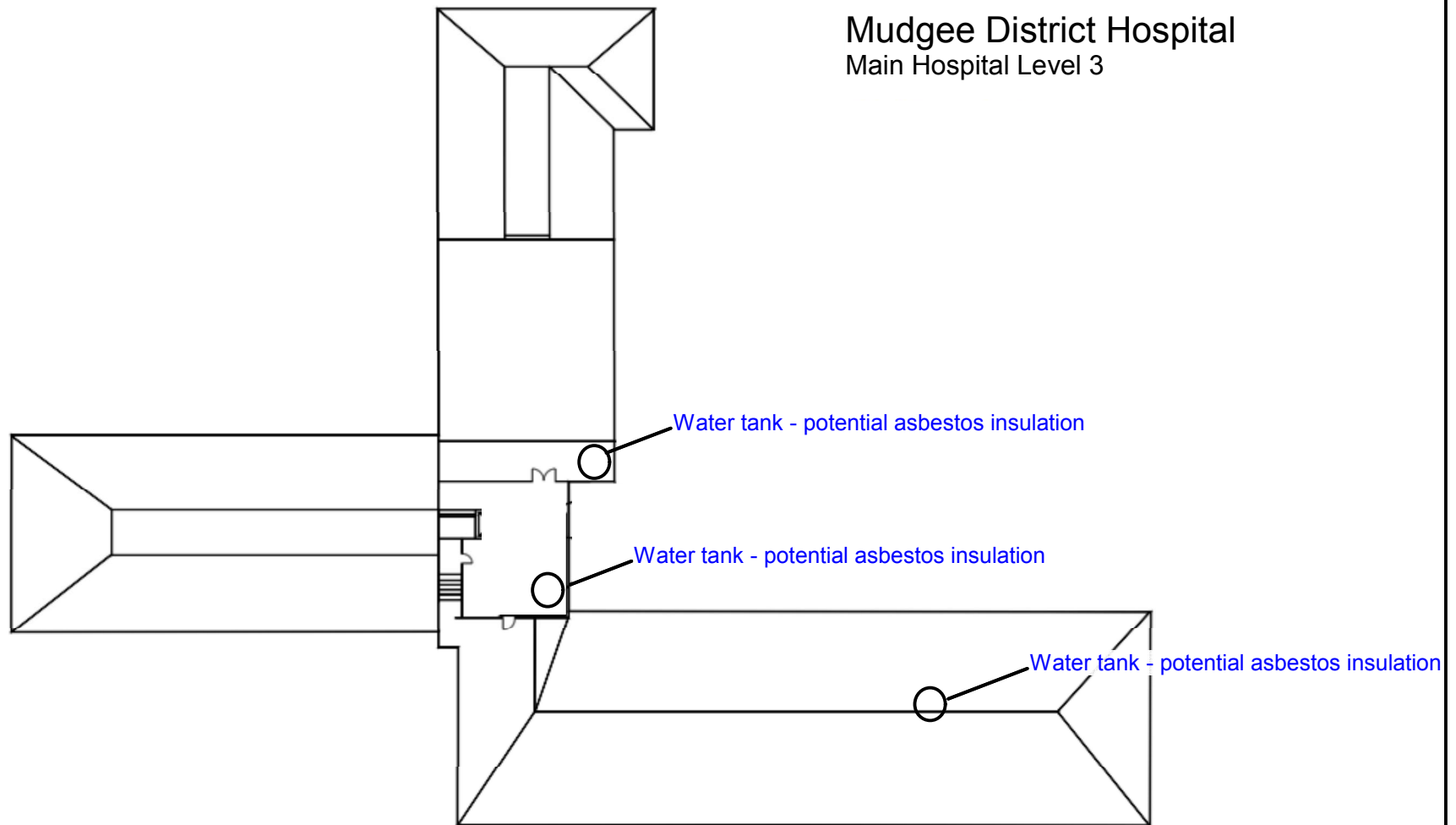
LEVEL 2

LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F7d

Mudgee District Hospital Main Hospital Level 3



NOTES:
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MAIN HOSPITAL

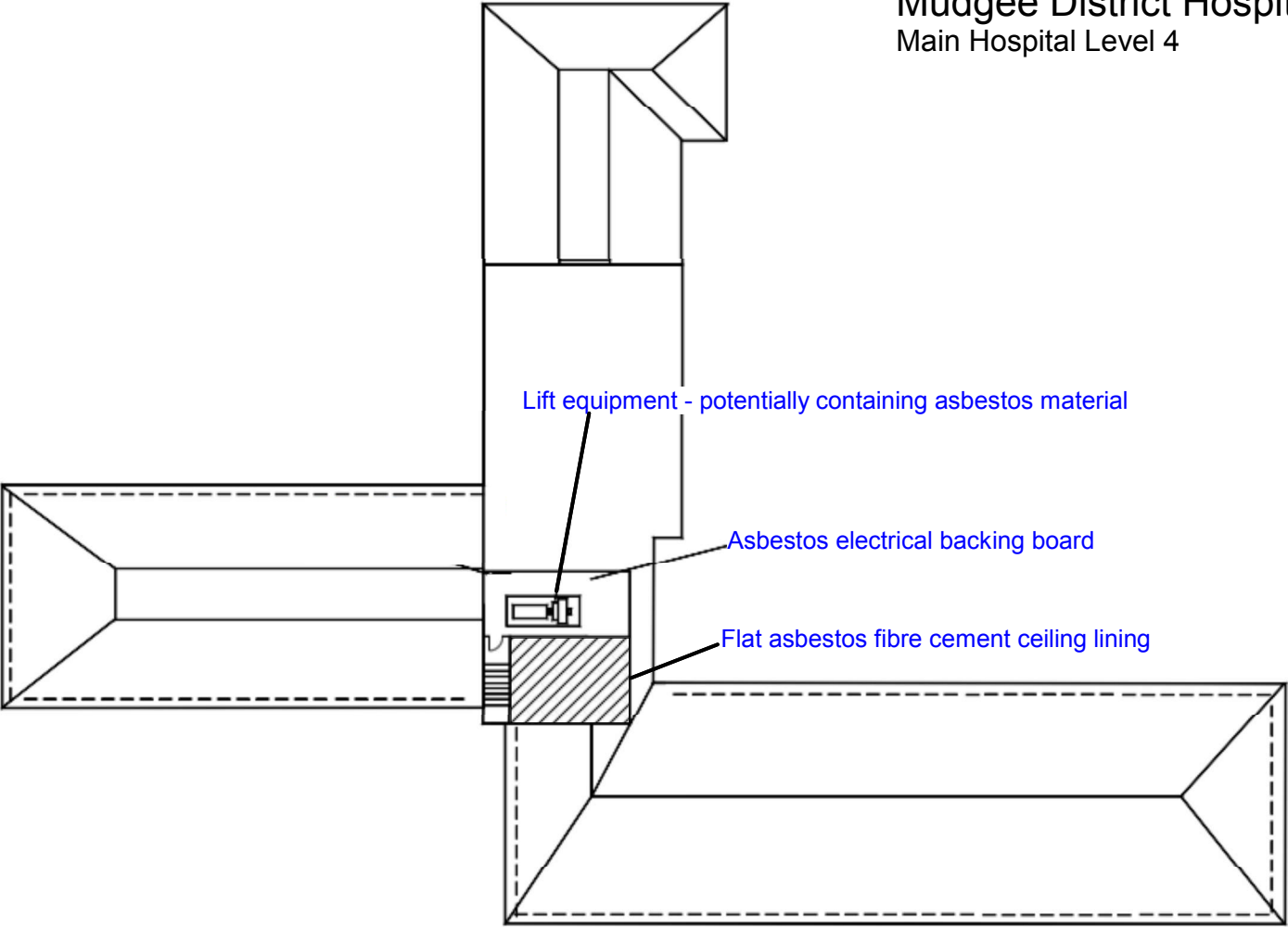
LEVEL 3

LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F7e

Mudgee District Hospital
Main Hospital Level 4



NOTES:
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Figure is not to scale.

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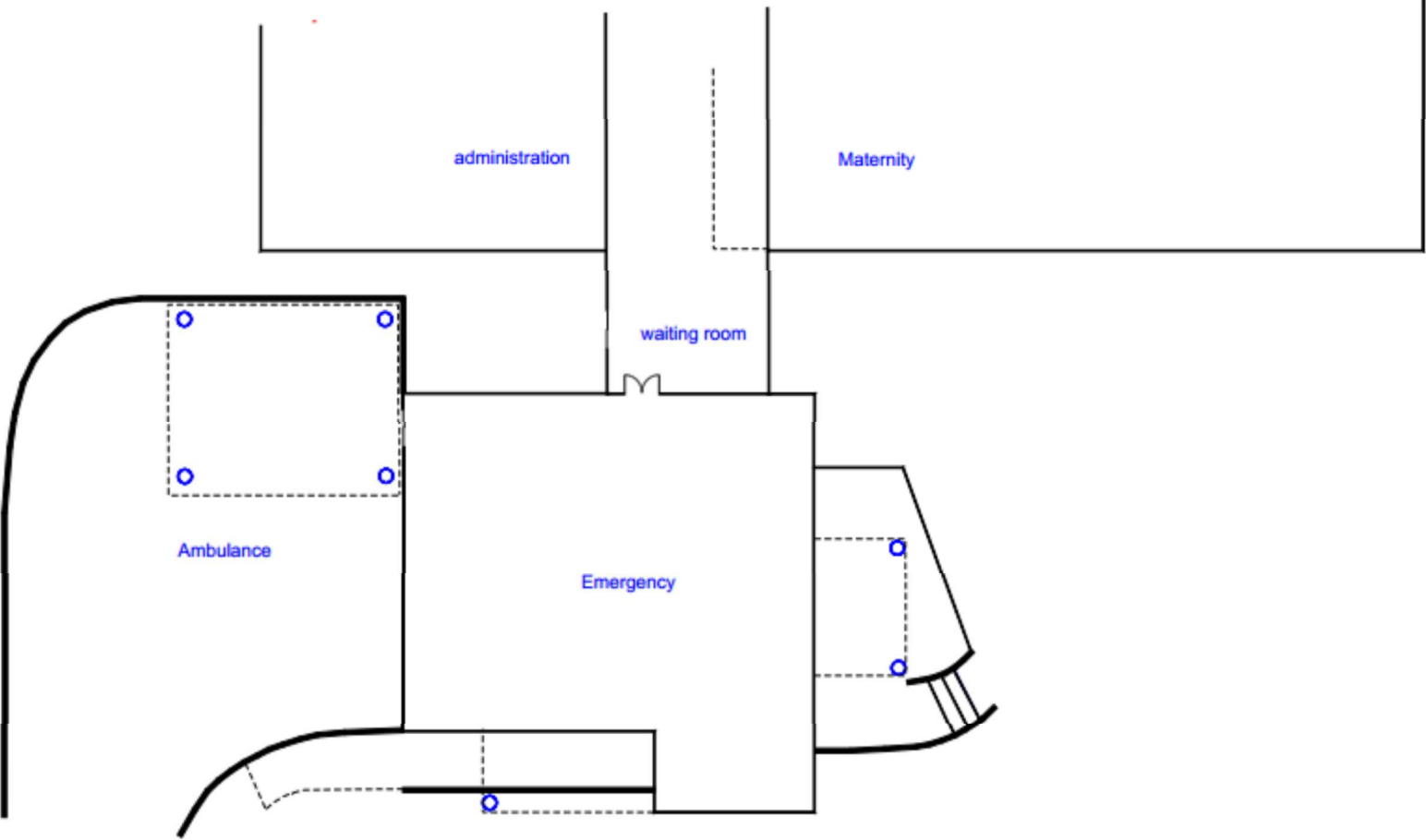
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MAIN HOSPITAL
LEVEL 4
LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F7f

Mudgee District Hospital
Emergency Department (circa 1998)



NOTES:
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EMERGENCY DEPARTMENT
LAYOUT AND SAMPLE LOCATION PLAN

PROJECT ID: E30775K

F8

Appendix A: Hazardous Building Materials Register

Mudgee District Hospital, Meares Street, Mudgee, NSW Hazardous Building Materials Register - September 2017									
Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Workshop / Medical Records / Former boilerhouse / Former Morgue	External, timber frame sash windows	Mastic	S01	No asbestos detected	-	-	-	-	-
	Internal, wall linings to rear room in Workshop	Flat fibre cement sheet	S02	Chrysotile asbestos detected	Generally intact	Non-friable	50m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, stored sheet in rear room western side of workshop	Flat fibre cement sheet	S03	Chrysotile asbestos detected	Generally intact	Non-friable	3.5m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ceiling lining to western side of Workshop	Flat fibre cement sheet	S04	Chrysotile asbestos detected	Generally intact	Non-friable	40m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, partition wall linings to western side of Workshop	Flat fibre cement sheet	S05	Chrysotile asbestos detected	Generally intact	Non-friable	50m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	External, cladding to former boilerhouse generator room	Flat fibre cement sheet	S06	Chrysotile asbestos detected	Generally intact	Non-friable	10m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, former boilerhouse generator room, pipework (redundant)	Lagging	S07	Amosite asbestos detected	Generally intact	Friable	12Lm	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Internal, former boilerhouse generator room	Electrical backing board	S08	Chrysotile asbestos detected, Amosite asbestos detected	Generally intact	Non-friable	<1m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Workshop / Medical Records / Former boilerhouse / Former Morgue	Internal, boilerhouse toilets/locker room, pipework	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	30Lm	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Internal, boilerhouse pipework	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	60Lm	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Internal, boilerhouse, chimneys from boilers	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	Large diameter, 20Lm	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Internal, boilerhouse	Electrical backing board	S35	Chrysotile asbestos detected, Amosite asbestos detected	Generally intact	Non-friable	<1m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, boilerhouse, water tank (round) on metal shelf halfway up wall	Water tank	Not sampled - height/safety restriction	Potentially containing asbestos/synthetic mineral fibre	Generally intact	NA	1 unit	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, hotwater tank (rectangular) in rear room	Fibrous insulation	S09	No asbestos detected, Synthetic mineral fibre detected	-	-	-	-	-
	Internal, boilerhouse, internal boiler	Boiler brickwork	S10	No asbestos detected	-	-	-	-	-
	External, roof over former water softening room	Corrugated fibre cement sheet	S11	Chrysotile asbestos detected, Amosite asbestos detected	Generally intact	Non-friable	10m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Workshop / Medical Records / Former boilerhouse / Former Morgue	Internal, former water softening room, pipework	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	10Lm	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Internal, former water softening room	Electrical backing board	S12	Chrysotile asbestos detected, Amosite asbestos detected	Generally intact	Non-friable	<1m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ceiling lining to former water softening room	Flat fibre cement sheet	S13	Chrysotile asbestos detected	Generally intact	Non-friable	16m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, former morgue/medical records rooms, ceiling linings	Flat fibre cement sheet	S36	Chrysotile asbestos detected	Generally intact	Non-friable	40m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, Workshop toilet & locker room, pipework (redundant)	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	20Lm	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Internal, vent linings	Flat fibre cement sheet	S37	Chrysotile asbestos detected	Generally intact	Non-friable	20m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ceiling lining to eastern section of Workshop (double height ceiling)	Flat fibre cement sheet	S38	Chrysotile asbestos detected	Generally intact	Non-friable	180m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, wall partition to double height wall in eastern half of Workshop (double skinned)	Flat fibre cement sheet	S39	Chrysotile asbestos detected	Generally intact	Non-friable	100m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Physiotherapy / Daycare / Dental Unit / Audiology / Early Childhood / Doctor's Flat	Internal, floor covering to physiotherapy entrance and halfway through treatment room and office.	Vinyl sheeting (brown pebble patterned)	S14	No asbestos detected, Synthetic mineral fibre detected	-	-	-	-	-
	Internal, floor covering to physiotherapy treatment room and office.	Vinyl sheeting (yellow pebble patterned)	S15	No asbestos detected, Synthetic mineral fibre detected	-	-	-	-	-
	Internal, floor covering, joiner strips.	Vinyl sheeting (pink patterned)	S16	No asbestos detected	-	-	-	-	-
	Internal, storeroom, wall lining	Flat fibre cement sheet	S17	No asbestos detected	-	-	-	-	-
	Internal, storeroom, ceiling lining and man hole cover	Flat fibre cement sheet	S18	No asbestos detected	-	-	-	-	-
	Internal, roof space, water tank	Insulation	Not sampled - height/safety restriction	Potentially containing asbestos/synthetic mineral fibre	Generally contained	NA	1 unit	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, day care/physiotherapy toilets common area, wall linings	Flat fibre cement sheet	S19	No asbestos detected	-	-	-	-	-
	Internal, day care/physiotherapy toilets wall linings (painted orange)	Flat fibre cement sheet	S20	No asbestos detected	-	-	-	-	-
	Internal, day care/physiotherapy toilets ceiling linings	Flat fibre cement sheet	S21	No asbestos detected	-	-	-	-	-
	Internal, day care, floor covering	Vinyl sheeting (brown pebble patterned)	See S14	No asbestos detected, Synthetic mineral fibre detected	-	-	-	-	-

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Physiotherapy / Daycare / Dental Unit / Audiology / Early Childhood / Doctor's Flat	Internal, day care, kitchen, wall lining over archway to kitchen (kitchen side)	Flat fibre cement sheet	S22	Chrysotile asbestos detected	Generally intact	Non-friable	3m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, infill panel beneath windows in common office between Clinic 1 & Clinic 2	Flat fibre cement sheet	S23	Chrysotile asbestos detected	Generally intact	Non-friable	20m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, public toilets, wall linings and partition linings	Flat fibre cement sheet	S24	Chrysotile asbestos detected	Generally intact	Non-friable	10m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, staff toilets and laundry, wall linings and partition linings	Flat fibre cement sheet	S25	Chrysotile asbestos detected	Generally intact	Non-friable	30m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, AV room off dental waiting room, man hole	Flat fibre cement sheet	S26	No asbestos detected	-	-	-	-	-
	Internal, dental waiting rom floor covering	Vinyl sheeting (light blue patterned)	S27	No asbestos detected	-	-	-	-	-
	Internal, infill panel beneath windows in common office area of dental unit (facing rec area)	Flat fibre cement sheet	S28	Chrysotile asbestos detected	Generally intact	Non-friable	16m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ceiling lining to common office area of dental unit (facing rec area)	Flat fibre cement sheet	S29	Chrysotile asbestos detected	Generally intact	Non-friable	24m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	External, gable end of early childhood rooms	Moulded fibre cement sheet	S30	Chrysotile asbestos detected	Generally intact	Non-friable	<1m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Physiotherapy / Daycare / Dental Unit / Audiology / Early Childhood / Doctor's Flat	External, covering to underfloor space (under common office area of dental unit)	Debris & fibre cement sheet	S31	Chrysotile asbestos detected	Deteriorated with exposed unsealed edges	Non-friable	0.5m ²	Moderate risk, remove as soon as reasonably practicable	Remove prior to refurbishment / demolition works or reinspect in 12 months
	Under floor space, Doctors flat/dental unit	Dust & Debris	Not sample - no access	Assumed to contain asbestos	Generally contained	NA	NA	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	External, gable end to early childhood rooms	Flat fibre cement sheet	S32	Chrysotile asbestos detected	Generally intact	Non-friable	6m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	External, gable end, physiotherapy rooms	Flat fibre cement sheet	S33	No asbestos detected	-	-	-	-	-
	External, eave linings and car port awning lining	Flat fibre cement sheet	S34	No asbestos detected	-	-	-	-	-
	External, gable ends (weatherboard look)	Compressed fibre cement panel	S85	Chrysotile asbestos detected	Generally intact	Non-friable	80m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ceiling lining to Early Childhood Section	Flat fibre cement sheet	S40	Chrysotile asbestos detected	Generally intact	Non-friable	50m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, floor covering to Early Childhood section	Vinyl sheeting (blue patterned)	S41	No asbestos detected	-	-	-	-	-
	Internal, Early childhood infill panels beneath windows	Flat fibre cement sheet	S42	Chrysotile asbestos detected	Generally intact	Non-friable	20m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, Early Childhood, wall lining (gable end)	Flat fibre cement sheet	S43	Chrysotile asbestos detected	Generally intact	Non-friable	24m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Physiotherapy / Daycare / Dental Unit / Audiology / Early Childhood / Doctor's Flat	Internal, ceiling space	Dust and debris	S44	No asbestos detected, Synthetic mineral fibre detected	-	-	-	-	-
	Internal, Doctor's Flat, ceiling lining to kitchen/diner	Flat fibre cement sheet	S53	Chrysotile asbestos detected	Generally intact	Non-friable	20m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, doctor's Flat, triangular end panels to kitchen/diner (north/south)	Flat fibre cement sheet	Similar to S53	Chrysotile asbestos detected	Generally intact	Non-friable	3m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, Doctor's Flat, infill panels beneath windows (west)	Flat fibre cement sheet	S54	Chrysotile asbestos detected	Generally intact	Non-friable	10m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	External, small panel on west wall	Flat fibre cement sheet	S55	Chrysotile asbestos detected	Generally intact	Non-friable	<0.5m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
Community Health	External, ground floor, overhead pipework, east facing verandah	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	30Lm	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	External, awning and eave linings to ground floor	Flat fibre cement sheet	S45	Chrysotile asbestos detected	Generally intact	Non-friable	10m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, foyer, floor covering	Vinyl sheeting (dark blue patterned)	S46	No asbestos detected	-	-	-	-	-
	Internal, ceiling lining to storeroom, rear treatment rooms and corridor	Flat fibre cement sheet	S47	Chrysotile asbestos detected	Generally intact	Non-friable	16m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ceiling lining to toilet and adjacent room (north)	Flat fibre cement sheet	S48	Chrysotile asbestos detected	Generally intact	Non-friable	30m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Community Health	External, roof over storeroom and rear treatment rooms	Corrugated fibre cement sheet	Not sampled - no access	Assumed to contain asbestos	Generally intact	Non-friable	30m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	External, roof over meeting room in northeast corner	Corrugated fibre cement sheet	Not sampled - no access	Assumed to contain asbestos	Generally intact	Non-friable	30m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, first floor toilet and adjacent room (north) ceiling lining	Flat fibre cement sheet	S49	Chrysotile asbestos detected	Generally intact	Non-friable	24m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, roof space, southern end, hot water system (round)	Insulation	Not sampled - height/safety restriction	Potentially containing asbestos/synthetic mineral fibre	Generally contained	NA	1 unit	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, roof space surfaces	Dust and debris	S50	No asbestos detected, Synthetic mineral fibre detected	-	-	-	-	-
	External, first floor balcony ceiling lining and eaves to building	Flat fibre cement sheet	S51	Chrysotile asbestos detected	Generally intact	Non-friable	120m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	External, lining to raised walkway to first floor balcony	Compressed fire cement sheet	S52	No asbestos detected	-	-	-	-	-
	Internal, plant room, pipework extending into ground floor ceiling space	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	Throughout ceiling space	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Internal, plant room, ceiling lining	Flat fibre cement sheet	Similar to S51	Chrysotile asbestos detected	Generally intact	Non-friable	10m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, plant room, pipework extending into sub floor space	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	Throughout sub floor	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Training Centre	External, under floor crawl space stored pipes	Cement pipework	S57	Chrysotile asbestos detected, Amosite asbestos detected, Crocidolite asbestos detected	Generally intact	Non-friable	<1m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	External, west wall cladding	Flat fibre cement sheet	S56	Chrysotile asbestos detected	Deteriorated with exposed unsealed edges	Non-friable	12m ²	Moderate risk, remove as soon as reasonably practicable	Remove prior to refurbishment / demolition works or reinspect in 12 months
	Internal, floor covering	Vinyl sheeting (blue patterned)	S58	No asbestos detected	-	-	-	-	-
	Internal, ceiling lining to sloping ceilings on outer rooms	Flat fibre cement sheet	S59	Chrysotile asbestos detected	Generally intact	Non-friable	120m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ceiling space, pipework	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	Throughout ceiling space	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Internal, east end of building, wall lining (double) over archway	Flat fibre cement sheet	S60	Chrysotile asbestos detected, Amosite asbestos detected, Crocidolite asbestos detected	Generally intact	Non-friable	10m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, bulkhead panels (triangular)	Flat fibre cement sheet	Similar to S60	Chrysotile asbestos detected, Amosite asbestos detected, Crocidolite asbestos detected	Generally intact	Non-friable	5m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ceiling linings to external rooms (southern end of building)	Flat fibre cement sheet	S61	Chrysotile asbestos detected	Generally intact	Non-friable	18m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Residence	External, eaves and soffit lining	Flat fibre cement sheet	S62	Chrysotile asbestos detected	Generally intact	Non-friable	60m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	External, gable ends	Moulded fibre cement sheet	S63	Chrysotile asbestos detected, Amosite asbestos detected	Generally intact	Non-friable	40m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	External, west end of house	Electrical backing board	S64	Chrysotile asbestos detected	Generally intact	Non-friable	<1m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	External, tile edge support	Flat fibre cement sheet	S65	Chrysotile asbestos detected	Generally intact	Non-friable	40Lm	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, laundry wall and ceiling linings, and inside built-in cupboard	Flat fibre cement sheet	S66	Chrysotile asbestos detected	Generally intact	Non-friable	20m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, kitchen/diner floor covering	Vinyl sheeting (pink pebble patterned)	S67	No asbestos detected, Synthetic mineral fibre detected	-	-	-	-	-
	Internal, toilet and bathroom wall linings	Flat fibre cement sheet	S68	Chrysotile asbestos detected	Generally intact	Non-friable	30m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ceiling lining to external toilet, rear room to garage and garage, and panel covering doorway to residence	Flat fibre cement sheet	S69	Chrysotile asbestos detected	Generally intact	Non-friable	80m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Main Hospital	Internal, ground floor, kitchen, bulkhead and ceiling lining	Flat fibre cement sheet	S70	Chrysotile asbestos detected, Amosite asbestos detected	Generally intact	Non-friable	60m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ground floor, kitchen, office cupboard ceiling lining	Flat fibre cement sheet	S71	Chrysotile asbestos detected, Amosite asbestos detected	Generally intact	Non-friable	<1m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ground floor, storeroom off kitchen, floor covering	Vinyl sheeting (pink patterned)	S72	No asbestos detected, Synthetic mineral fibre detected	-	-	-	-	-
	Internal, ground floor, toilets outside kitchen, ceiling lining	Flat fibre cement sheet	S73	Chrysotile asbestos detected, Amosite asbestos detected	Generally intact	Non-friable	20m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ground floor ceiling space above toilets outside kitchen, pipework	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	Throughout ground floor ceiling space	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Internal, Level 4, lift motor room	Lift equipment including brake shoes	Not sampled due to electrical hazard	Potentially containing asbestos	Generally intact	NA	NA	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, Level 4, lift motor room	Electrical backing board	S74	Chrysotile asbestos detected, Amosite asbestos detected	Generally intact	Non-friable	2m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, Level 4, stairwell and above water tank, ceiling lining	Flat fibre cement sheet	S75	Chrysotile asbestos detected, Amosite asbestos detected	Generally intact	Non-friable	50m ²	Moderate risk, remove as soon as reasonably practicable	Remove prior to refurbishment / demolition works or reinspect in 12 months
	External, Level 3, west balcony area, roof covering	Bituminous material	S76	No asbestos detected	-	-	-	-	-
	External, Level 3, balcony off plant room, water tank	Insulation	Not sampled	Potentially containing asbestos/synthetic mineral fibre	Generally contained	NA	1 unit	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Main Hospital	Internal, Level 3, plant room, water tank	Insulation	Not sampled	Potentially containing asbestos/synthetic mineral fibre	Generally contained	NA	1 unit	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, Level 2, Services duct looking through to theatre sterilised water plant room	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	Throughout first floor ceiling space and services ducts of hospital	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Internal, Level 2, floor covering to main corridor	Vinyl sheeting (green coloured)	S77	No asbestos detected	-	-	-	-	-
	Internal, infill panels beneath windows	Flat fibre cement sheet	S78	No asbestos detected	-	-	-	-	-
	External, ground floor delivery area	Flat fibre cement sheet	S79	No asbestos detected	-	-	-	-	-
	Basement, stored material	Gasket	S80	Chrysotile asbestos detected	Generally intact	Non-friable	20m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Basement, pipework	Matted material	S81	No asbestos detected	-	-	-	-	-
	Basement, debris on ground	Debris (fibre cement)	S82	Chrysotile asbestos detected, Amosite asbestos detected: Crocidolite asbestos detected	Deteriorated with exposed unsealed edges	Non-friable	<1m ²	Moderate risk, remove as soon as reasonably practicable	Remove prior to refurbishment / demolition works or reinspect in 12 months
	Basement, southern end of corridor	Electrical backing board	S83	Chrysotile asbestos detected	Generally intact	Non-friable	<1m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Basement, debris on ground, western corridor	Lagging debris	S84	Amosite asbestos detected	Deteriorated	Friable	<0.5m ²	High risk, material should be removed as soon as reasonably practicable	Access to this section of the basement should be restricted and material removed as soon as reasonably practicable and prior to refurbishment and/or demolition works

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Main Hospital	Basement, pipework extending towards former boilerhouse	Lagging	Simialr to S07	Amosite asbestos detected	Generally intact	Friable	NA	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Ground floor, timber framed windows	Mastic	S86	No asbestos detected	-	-	-	-	-
	Ground floor, south facing records room, panel above door	Flat fibre cement sheet	S87	No asbestos detected	-	-	-	-	-
	Level 2, ceiling space	Dust and debris	S88	No asbestos detected, Synthetic mineral fibre detected	-	-	-	-	-
	Level 2, eave linings	Flat fibre cement sheet	S89	No asbestos detected	-	-	-	-	-
	Internal, ceiling linings to west facing rooms including toilets, former bathroom and adjacent rooms	Flat fibre cement sheet	S90	Chrysotile asbestos detected, Amosite asbestos detected, Crocidolite asbestos detected	Generally intact	Non-friable	50m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Ground floor, partition to walls in staff toilet adjacent to main entrance	Flat fibre cement sheet	S91	No asbestos detected	-	-	-	-	-
	Ground floor, main entrance awning lining	Flat fibre cement sheet	S92	No asbestos detected	-	-	-	-	-
	Ground floor, main entrance fascia panels	Flat fibre cement sheet	S93	No asbestos detected	-	-	-	-	-
	First floor, cupboard in scrub room above sink	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	Throughout first floor ceiling space	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works

Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Main Hospital	First floor, scrub room and wash room, ceiling lining	Flat fibre cement sheet	Sterile area, no access	Assumed to contain asbestos	Generally intact	Non-friable	40m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, first floor, ceiling space	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	Throughout ceiling space of first floor of hospital	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	First floor ceiling space over theatres, water tank (round)	Insulation	Not sampled - access restriction	Potentially containing asbestos/synthetic mineral fibre	Generally contained	NA	1 unit	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Second floor ceiling space over northern end of building, water tank (round)	Insulation	Not sampled - access restriction	Potentially containing asbestos/synthetic mineral fibre	Generally contained	NA	1 unit	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Level 2, Room #223 cupboard lining	Flat fibre cement sheet	S94	Chrysotile asbestos detected, Amosite asbestos detected	Generally intact	Non-friable	2m ²	Low risk, leave and maintain in current condition	Remove prior to refurbishment / demolition works or reinspect in 5 years
	Internal, ground floor, ceiling space	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	Throughout ceiling space of ground floor of hospital	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	Internal, Level 2, theatre sterilised water plant room, water tank and associated pipework	Lagging	Similar to S07	Amosite asbestos detected	Generally intact	Friable	1 unit and pipework extending to services ducts and ceiling space voids	High risk, material should be removed as soon as reasonably practicable	Remove material as soon as reasonably practicable and prior to refurbishment and/or demolition works
	External hospital grounds between main hospital / workshop / training centre	Debris (fibre cement)	S95	Chrysotile asbestos detected, Amosite asbestos detected	Deteriorated with exposed unsealed edges	Non-friable	<1m ²	Moderate risk, remove as soon as reasonably practicable	Undertake inspection of ground surface as soon as reasonably practicable and reinspect every 12 months.



Asbestos									
Building	Location	Material Type	Sample ID	Laboratory result	Condition	Friable / Non-Friable	Approximate extent	Risk Assessment / Recommendation	Reinspection / Removal Date
Emergency Department	Throughout	No potential asbestos containing material identified	NA	NA	NA	NA	NA	NA	NA