**CBRE on Behalf of Health Infrastructure**

# Asbestos and Hazardous Materials Limited Pre-Demolition Assessment

Sutherland Hospital
Kingsway & Kareena Road, Caringbah NSW 2229

19 June 2020

When you think with a global mind problems get smaller

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# Asbestos and Hazardous Materials Limited Pre-Demolition Assessment

Prepared for
CBRE on Behalf of Health Infrastructure

Prepared by

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# Table of contents



**Appendices**

# Executive Summary

Coffey Services Australia Pty Ltd (Coffey) was commissioned by CBRE on behalf of Health Infrastructure to conduct an asbestos and hazardous materials (hazmat) pre demolition assessment of nominated areas, as per the scope of works (see Appendix C), within Building A of Sutherland Hospital located at Kingsway & Kareena Road, Caringbah NSW 2229 (the site).

The purpose of the hazmat pre demolition assessment was to Identify and assess the health risk posed by hazmat, including asbestos-containing materials (ACM) which may be encountered during future demolition/refurbishment works of the building. This is in order to meet the requirements of the relevant State Regulations, Compliance Codes, Codes of Practice and Guidance Notes. Please note nominated areas to be inspected were not vacant at the time of inspection, due to the active nature of the site unlimited intrusion was not possible, therefore the inspection is regarded as a limited pre demolition assessment. Should any other material suspected to contain asbestos or hazmat be found at the site, then works should cease and a suitably trained asbestos hygienist should be engaged to sample or assess the material.

State/Territory legislation and industry guidance requires that information in this report is supplied on the understanding that the area surveyed is scheduled for demolition/refurbishment works, and that identified asbestos and other hazmat will be removed prior to, or as part of these works. Asbestos or other hazmat remaining in situ will need to be detailed in the asbestos and hazmat register and site specific asbestos management plan designed to control the risks of exposure to hazardous materials.

The following hazardous building materials were identified or suspected at the time of the assessment:

| Property | Asbestos-containing Materials | | Synthetic Mineral Fibre | Lead-based Paint | Lead-containing dust | Poly-chlorinated Biphenyls | Ozone Depleting Substances |
|---|---|---|---|---|---|---|---|
| | Non-friable | Friable | | | | | |
| **Building A** | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Full details of the material assessments can be located within **Appendix A: Asbestos and Hazmat Register**.

During the audit conducted by Coffey, the following key asbestos findings were noted:

- Exterior: level 5, roof area, TSHARF04, throughout, roof covering – asbestos containing bituminous membrane;
- Exterior: level 5, roof area, TSHARF06, lining – asbestos containing bituminous membrane;
- Exterior: level 5, roof area, TSHARF07, lining – asbestos containing bituminous membrane;
- Exterior: level 5, roof area, TSHARF21, lining – asbestos containing bituminous membrane;
- Exterior: level 4, roof area TSHA4R05, north eastern eaves – asbestos containing fibre cement sheet;
- Exterior: level 4, platform, throughout, waterproof membrane – asbestos containing bituminous membrane;
- Exterior: level 4, platform, south perimeter, waterproof membrane – asbestos containing bituminous membrane;
- Exterior: level 4, surrounding, eaves – asbestos containing fibre cement sheet;
- Exterior: level 4, southern elevation, eaves – suspected asbestos containing fibre cement sheet;
- Exterior: levels 4, western elevation, louvres – asbestos containing moulded fibre cement;
- Exterior: level 4, courtyard TSHA4B08, eaves/awning – asbestos containing fibre cement sheet;

- Exterior: level 4, courtyard TSHA4D29, eaves/awning – asbestos containing fibre cement sheet;
- Exterior: level 4, courtyard TSHA4D35, eaves/awning – asbestos containing fibre cement sheet;
- Exterior: level 3, south western perimeter, roof area (adjacent plant room), debris – suspected asbestos containing fibre cement sheet;
- Exterior: level 3, platform (Level 2 Roof), north west roof – asbestos containing bituminous membrane;
- Exterior: level 3, western elevation, eaves – suspected asbestos containing fibre cement sheet;
- Exterior: level 3, south western perimeter, eaves – suspected asbestos containing fibre cement sheet;
- Exterior: level 3, western elevation, louvres – asbestos containing moulded fibre cement;
- Exterior: level 3, cladding, external walls adjacent rooms TSHA3G29, TSHA3F51, TSHA3F39 – suspected asbestos containing fibre cement sheet;
- Exterior: level 2, north western fire stairs, TSHA2ST5, south western perimeter wall, electrical box – suspected asbestos containing electrical backing board;
- Interior: level 5, north eastern fire stairs, TSHA5ST2, to roof, single fire door, fire door core – suspected asbestos containing internal insulation material;
- Interior: level 5, north eastern riser, TSHA5DU2, Fan Control Room 2, single fire door (Fire Control), fire door core – suspected asbestos containing internal insulation material,
- Interior: level 5, north eastern riser, TSHA5DU2, Fan Room 2, AC ductwork – asbestos containing mastic sealant;
- Interior: level 5, south eastern fire stairs, TSHA5ST3, to roof, single fire door, fire door core – asbestos containing internal insulation material;
- Interior: level 5, south eastern riser, TSHA5DU3, Fan Control Room 3, single fire door, fire door core – asbestos containing internal insulation material;
- Interior: level 5, south eastern riser, TSHA5DU3, Fan Control Room 3, AC ductwork – asbestos containing mastic sealant;
- Interior: level 5, north western fire stairs, TSHA5ST4, to roof, single fire door (No. 17137), fire door core – asbestos containing internal insulation material;
- Interior: level 5, north western riser, TSHA5DU4, Fan Control Room 4, single fire door (Fire Control), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 5, north western riser, TSHA5DU4, Fan Room 4, AC ductwork – asbestos containing mastic sealant;
- Interior: level 5, south western fire stairs, TSHA5ST5, to roof, single fire door, fire door core – asbestos containing internal insulation material;
- Interior: level 5, south eastern riser, TSHA5DU5, Fan Control Room 5, single fire door, fire door core – suspected asbestos containing internal insulation material;
- Interior: level 5, south eastern riser, TSHA5DU5, Fan Control Room 5, AC ductwork – asbestos containing mastic sealant;
- Interior: level 5, plant room, AC ductwork (yellow), mastic – asbestos containing mastic sealant;
- Interior: level 5, plant room, TSHA5RP3, south western boiler room, AC ductwork – asbestos containing mastic sealant;
- Interior: level 5, plant room, raised concrete slab, bituminous remnants – asbestos containing bituminous material;
- Interior: level 5, plant room, boiler – suspected asbestos containing internal insulation material;

- Interior: level 4, ceiling space, throughout, AC ductwork, flange – asbestos containing mastic sealant;
- Interior: level 4, riser TSHA4DU1, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 4, riser TSHA4DU2, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 4, north western fire stairs, TSHA4ST4, single fire door (No. 12829), fire door core – asbestos containing internal insulation material;
- Interior: level 4, corridor TSHA4C32/TSHA4C31, double fire doors, fire door core – suspected asbestos containing internal insulation material;
- Interior: level 4, corridor TSHA4C32/TSHA4C34, double fire doors, fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, south western fire stairs, TSHA3ST1, single fire door (no label), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, central fire stairs, TSHA3ST2, single fire door (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, central fire stairs, TSHA3ST2, AC ductwork – asbestos containing mastic sealant;
- Interior: level 3, north western fire stairs, TSHA3ST4, single fire door (Fire Control No. 17109), fire door core – asbestos containing internal insulation material;
- Interior: level 3, north western fire stairs, TSHA3ST4, AC ductwork – asbestos containing mastic sealant;
- Interior: level 3, operating theatre, single fire door (No. 4810), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, corridor TSHA3FC3, adjacent WC TSHA3F25, double fire doors (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, corridor TSHA3FC3/TSHA3FC5, double fire doors (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, corridor TSHA3FC5/LNGE TSHA3G29, double fire doors (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, corridor TSHA3FC9/ TSHA3FC10, double fire doors (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, foyer/Waiting Room, TSHA3T06/ TSHA3F31, double fire doors (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, room TSHA3F11, single fire door (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, rooms TSHA3F47/TSHA3F48, single fire door (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, riser TSHA3D10, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 3, riser TSHA3DU1, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 2, riser TSHA2DU1, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 2, south western fire stairs, TSHA2ST2, single fire door (Fire Control No. 18829), fire door core – suspected asbestos containing internal insulation material;

- Interior: level 2, riser TSHA2DU2, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 2, north western fire stairs, TSHA2ST5, single fire door (Fire Control), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 2, corridor TSHA2RC7/TSHA2L51, double fire doors, fire door core – suspected asbestos containing internal insulation material;
- Interior: level 2, corridor TSHA2LT12, double fire doors (No. 0438), fire door core – suspected asbestos containing insulation material;
- Interior: level 2, corridor TSHA2LC12, single fire door (to TSH Waste Area), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 2, electrical distribution cupboard, TSHA2T22 – asbestos containing black electrical backing board; and
- Interior: level 2, electrical distribution cupboard, TSHA2T22, HRC fuse – suspected asbestos containing millboard insulation.

In addition to the above, areas of No Access or Limited Access were present and are described in Section 3.3. It should be presumed that hazmat are present in these areas until further inspection can confirm or refute their presence.

A number of other recommendations were made in the body of this report which address the ongoing management of hazardous building materials at this site.

This executive summary must be read in conjunction with this entire report and the limitations contained therein.

# 1. Introduction

Coffey Services Australia Pty Ltd (Coffey) was commissioned by CBRE on behalf of Health Infrastructure to conduct an asbestos and hazardous materials (hazmat) limited pre-demolition assessment of Sutherland Hospital located at Kingsway & Kareena Road, Caringbah NSW 2229 (the Site). Matt Hemingway and Jake Iskenderian of Coffey conducted the assessment from the 26th to 28th May 2020.

Please note nominated areas to be inspected were not vacant at the time of inspection, due to the active nature of the site unlimited intrusion was not possible, therefore the inspection is regarded as a limited pre demolition assessment. Should any other material suspected to contain asbestos or hazmat be found at the site, then works should cease and a suitably trained asbestos hygienist should be engaged to sample or assess the material.

## 1.1. Site information

The limited hazmat pre-demolition assessment was undertaken of nominated areas within Building A of Sutherland Hospital located at Kingsway & Kareena Road, Caringbah NSW 2229 (the site).

| **Table 1: Site information** | |
|---|---|
| **Site: Sutherland Hospital, Kingsway & Kareena Road, Caringbah NSW 2229** | |
| **Age (Circa):** 1960 | **External walls:** Brick, metal and glass |
| **Approximate area:** 2500m$^2$ | **Internal walls:** Plasterboard, concrete and fibre cement |
| **Levels:** 2, 3, 4 and 5 | **Ceiling:** Plasterboard, concrete and metal |
| **Roof type:** Concrete | **Floor and coverings:** Concrete, carpet and vinyl |

## 1.2. Objective and Scope of Works

The objectives/scope of the hazmat assessment was to:

- Identify the presence of the following confirmed and or suspected hazmat building materials within accessible areas of the nominated building:
    - Asbestos-Containing Material (ACM);
    - Lead-Based Paint (LBP);
    - Lead-Containing Dust (LCD);
    - Synthetic Mineral Fibres (SMF);
    - Polychlorinated Biphenyls in fluorescent light capacitors (PCBs); and
    - Ozone depleting substances (ODSs).
- Collect samples of suspected ACM and/or LBP and LCP, for analysis by a NATA accredited laboratory;
- Visually determine the presence of SMF, PCB-containing light fittings and ODSs;
- Recommend risk management strategies to mitigate risks associated with ACM and other hazmat for removal and ongoing occupancy;

- Prepare a detailed assessment report in alignment with the requirements of relevant State/Territory Regulations, Compliance Codes, Codes of Practice and Guidance Notes, and
- Provide a copy of the assessment report in electronic (PDF) format to the client.

# 2. Findings

The results of the limited hazmat pre-demolition assessment are provided in a register format which is designed to provide readily available information about the presence of hazmat prior to demolition or refurbishment.

## 2.1. Assessment Findings

The findings of this assessment are presented in tabulated format, including building materials that have been photographed are depicted in **Appendix A: Asbestos and Hazmat Register**.

The following significant key findings are noted:

### 2.1.1. Asbestos Containing Materials

- Exterior: level 5, roof area, TSHARF04, throughout, roof covering – asbestos containing bituminous membrane;
- Exterior: level 5, roof area, TSHARF06, lining – asbestos containing bituminous membrane;
- Exterior: level 5, roof area, TSHARF07, lining – asbestos containing bituminous membrane;
- Exterior: level 5, roof area, TSHARF21, lining – asbestos containing bituminous membrane;
- Exterior: level 4, roof area TSHA4R05, north eastern eaves – asbestos containing fibre cement sheet;
- Exterior: level 4, platform, throughout, waterproof membrane – asbestos containing bituminous membrane;
- Exterior: level 4, platform, south perimeter, waterproof membrane – asbestos containing bituminous membrane;
- Exterior: level 4, surrounding, eaves – asbestos containing fibre cement sheet;
- Exterior: level 4, southern elevation, eaves – suspected asbestos containing fibre cement sheet;
- Exterior: levels 4, western elevation, louvres – asbestos containing moulded fibre cement;
- Exterior: level 4, courtyard TSHA4B08, eaves/awning – asbestos containing fibre cement sheet;
- Exterior: level 4, courtyard TSHA4D29, eaves/awning – asbestos containing fibre cement sheet;
- Exterior: level 4, courtyard TSHA4D35, eaves/awning – asbestos containing fibre cement sheet;
- Exterior: level 3, south western perimeter, roof area (adjacent plant room), debris – suspected asbestos containing fibre cement sheet;
- Exterior: level 3, platform (Level 2 Roof), north west roof – asbestos containing bituminous membrane;
- Exterior: level 3, western elevation, eaves – suspected asbestos containing fibre cement sheet;
- Exterior: level 3, south western perimeter, eaves – suspected asbestos containing fibre cement sheet;
- Exterior: level 3, western elevation, louvres – asbestos containing moulded fibre cement;

- Exterior: level 3, cladding, external walls adjacent rooms TSHA3G29, TSHA3F51, TSHA3F39 – suspected asbestos containing fibre cement sheet;
- Exterior: level 2, north western fire stairs, TSHA2ST5, south western perimeter wall, electrical box – suspected asbestos containing electrical backing board;
- Interior: level 5, north eastern fire stairs, TSHA5ST2, to roof, single fire door, fire door core – suspected asbestos containing internal insulation material;
- Interior: level 5, north eastern riser, TSHA5DU2, Fan Control Room 2, single fire door (Fire Control), fire door core – suspected asbestos containing internal insulation material,
- Interior: level 5, north eastern riser, TSHA5DU2, Fan Room 2, AC ductwork – asbestos containing mastic sealant;
- Interior: level 5, south eastern fire stairs, TSHA5ST3, to roof, single fire door, fire door core – asbestos containing internal insulation material;
- Interior: level 5, south eastern riser, TSHA5DU3, Fan Control Room 3, single fire door, fire door core – asbestos containing internal insulation material;
- Interior: level 5, south eastern riser, TSHA5DU3, Fan Control Room 3, AC ductwork – asbestos containing mastic sealant;
- Interior: level 5, north western fire stairs, TSHA5ST4, to roof, single fire door (No. 17137), fire door core – asbestos containing internal insulation material;
- Interior: level 5, north western riser, TSHA5DU4, Fan Control Room 4, single fire door (Fire Control), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 5, north western riser, TSHA5DU4, Fan Room 4, AC ductwork – asbestos containing mastic sealant;
- Interior: level 5, south western fire stairs, TSHA5ST5, to roof, single fire door, fire door core – asbestos containing internal insulation material;
- Interior: level 5, south eastern riser, TSHA5DU5, Fan Control Room 5, single fire door, fire door core – suspected asbestos containing internal insulation material;
- Interior: level 5, south eastern riser, TSHA5DU5, Fan Control Room 5, AC ductwork – asbestos containing mastic sealant;
- Interior: level 5, plant room, AC ductwork (yellow), mastic – asbestos containing mastic sealant;
- Interior: level 5, plant room, TSHA5RP3, south western boiler room, AC ductwork – asbestos containing mastic sealant;
- Interior: level 5, plant room, raised concrete slab, bituminous remnants – asbestos containing bituminous material;
- Interior: level 5, plant room, boiler – suspected asbestos containing internal insulation material;
- Interior: level 4, ceiling space, throughout, AC ductwork, flange – asbestos containing mastic sealant;
- Interior: level 4, riser TSHA4DU1, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 4, riser TSHA4DU2, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 4, north western fire stairs, TSHA4ST4, single fire door (No. 12829), fire door core – asbestos containing internal insulation material;
- Interior: level 4, corridor TSHA4C32/TSHA4C31, double fire doors, fire door core – suspected asbestos containing internal insulation material;

- Interior: level 4, corridor TSHA4C32/TSHA4C34, double fire doors, fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, south western fire stairs, TSHA3ST1, single fire door (no label), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, central fire stairs, TSHA3ST2, single fire door (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, central fire stairs, TSHA3ST2, AC ductwork – asbestos containing mastic sealant;
- Interior: level 3, north western fire stairs, TSHA3ST4, single fire door (Fire Control No. 17109), fire door core – asbestos containing internal insulation material;
- Interior: level 3, north western fire stairs, TSHA3ST4, AC ductwork – asbestos containing mastic sealant;
- Interior: level 3, operating theatre, single fire door (No. 4810), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, corridor TSHA3FC3, adjacent WC TSHA3F25, double fire doors (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, corridor TSHA3FC3/TSHA3FC5, double fire doors (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, corridor TSHA3FC5/LNGE TSHA3G29, double fire doors (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, corridor TSHA3FC9/ TSHA3FC10, double fire doors (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, foyer/Waiting Room, TSHA3T06/ TSHA3F31, double fire doors (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, room TSHA3F11, single fire door (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, rooms TSHA3F47/TSHA3F48, single fire door (2003), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 3, riser TSHA3D10, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 3, riser TSHA3DU1, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 2, riser TSHA2DU1, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 2, south western fire stairs, TSHA2ST2, single fire door (Fire Control No. 18829), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 2, riser TSHA2DU2, AC ductwork – suspected asbestos containing mastic sealant (not observed);
- Interior: level 2, north western fire stairs, TSHA2ST5, single fire door (Fire Control), fire door core – suspected asbestos containing internal insulation material;
- Interior: level 2, corridor TSHA2RC7/TSHA2L51, double fire doors, fire door core – suspected asbestos containing internal insulation material;
- Interior: level 2, corridor TSHA2LT12, double fire doors (No. 0438), fire door core – suspected asbestos containing insulation material;
- Interior: level 2, corridor TSHA2LC12, single fire door (to TSH Waste Area), fire door core – suspected asbestos containing internal insulation material;

- Interior: level 2, electrical distribution cupboard, TSHA2T22 – asbestos containing black electrical backing board; and
- Interior: level 2, electrical distribution cupboard, TSHA2T22, HRC fuse – suspected asbestos containing millboard insulation.

### 2.1.2. Synthetic Mineral Fibre Materials

- Exterior: level 5, roof area, various throughout, pipework – suspected SMF containing insulation material;
- Interior: level 5, plant room, throughout, underside of roof – suspected SMF sarking insulation;
- Interior: level 5, plant room, hot water heater – suspected SMF internal insulation material;
- Interior: level 5, plant room, throughout, pipework – suspected SMF insulation material;
- Interior: level 5, plant room, throughout, AC ductwork – suspected SMF insulation material;
- Interior: level 5, plant room, boiler room, boiler – suspected SMF internal insulation material;
- Interior: level 5, plant room, insulation mats to Weishaupt plant – suspected SMF insulation material;
- Exterior: level 4, roof area, throughout, pipework – suspected SMF containing insulation material;
- Exterior: level 4, roof area, plant room TSHAF09, pipework – suspected SMF containing insulation material;
- Exterior: level 4, roof area, plant room TSHAF09, underside of roof – suspected SMF sarking insulation;
- Interior: level 4, ceiling space, throughout, AC ductwork – suspected SMF insulation material;
- Interior: level 4, ceiling space, throughout, flexible ductwork – suspected SMF insulation material;
- Interior: level 4, ceiling, throughout, ceiling – suspected SMF compressed ceiling tiles;
- Interior: level 4, ceiling space, throughout, pipework – suspected SMF insulation material;
- Interior: level 4, risers, throughout, pipework – suspected SMF insulation material;
- Interior: level 3, ceiling space, throughout, ceiling space – suspected SMF sarking insulation;
- Interior: level 3, ceiling space, throughout, AC ductwork – suspected SMF insulation material;
- Interior: level 3, ceiling space, throughout, flexible ductwork – suspected SMF insulation material;
- Interior: level 3, ceiling, throughout various offices, ceiling – suspected SMF compressed ceiling tiles;
- Interior: level 3, risers, throughout, pipework – suspected SMF insulation material;
- Interior: level 2, ceiling space, throughout, AC ductwork – suspected SMF insulation material;
- Interior: level 2, ceiling space, throughout, flexible ductwork – suspected SMF insulation material;
- Interior: level 2, ceiling space, throughout, ceiling space – suspected SMF sarking insulation;
- Interior: level 2, ceiling, throughout, ceiling – suspected SMF compressed ceiling tiles; and
- Interior: level 2, risers, throughout, pipework – suspected SMF insulation material.

### 2.1.3. Polychlorinated Biphenyls

- Interior: level 5, plant room, throughout, florescent lights – suspected PCB containing capacitors.

### 2.1.4. Lead-based Paint

- Interior: level 3, risers, throughout, pipework – lead-based black paint (0.34%).

### 2.1.5. Lead-containing Dust

- Interior: level 5, plant room structural metal beams – dust (160 mg/kg lead content);
- Interior: level 5, plant room, mezzanine level floor – dust (36 mg/kg lead content);
- Interior: level 5, plant room, south western fan control room – dust (240 mg/kg lead content); and
- Interior: level 5, plant room, north western fan control room – dust (130 mg/kg lead content).

### 2.1.6. Ozone Depleting Substances

- Exterior: level 5, roof area, air conditioning units – ODS containing R22 Hydrochlorofluorocarbon (HCFC) refrigerant; and
- Exterior: level 2, north western perimeter, air conditioning units – ODS containing R22 Hydrochlorofluorocarbon (HCFC) refrigerant.

## 2.2. Access restrictions

Where no access or limited access areas have been identified it should be presumed that hazmat are present in these areas until further investigation can confirm or refute their presence.

No inspection can be guaranteed to locate all asbestos and hazmat in specific locations. The assessment cannot be regarded as absolute, without extensive invasion of structures. Future demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

### 2.2.1. No access areas

The following areas were not accessible at the time of the assessment:

- Within lift shafts;
- Within live electrics, plant and ductwork throughout;
- Within wall voids;
- Subfloors;
- Behind wall ceramic tiles;
- Various obstructed risers throughout;
- Exterior: level 5, roof, top of telecom tower;
- Exterior: level 5, roof, telecom demountable sheds (x3);
- Exterior: level 2, roof area (south west of scope of work area);
- Exterior: level 2, north western fire stairs, TSHA2ST5, south western perimeter wall, electrical box;
- Interior: level 3, room TSHA3F07;
- Interior: level 3, room TSHA3K40;
- Interior: level 3, room TSHA3K42;
- Interior: level 3, room TSHA3F03;
- Interior: level 3, room TSHA3F04;
- Interior: level 3, room TSHA3F42;
- Interior: level 3, room TSHA3F70;
- Interior: level 3, room TSHA3F71;
- Interior: level 3, room TSHA3G16;
- Interior: level 3, room TSHA3G24;
- Interior: level 2, room TSHA3R62;
- Interior: level 2, room TSHA2N17;
- Interior: level 2, room TSHA2M11;
- Interior: level 2, room TSHA2M14;

- Interior: level 2, room TSHA2PC12; and
- Areas outside the scope of the assessment.

### 2.2.2. Limited access areas

Access to the following areas was limited at the time of the assessment:

- Fire doors;
- Ceiling voids; and
- Beneath floor coverings.

# 3. Recommendations

The following recommendations are provided with respect to hazmat identified during the assessment of the site. This assessment only covers the parts of the site that have been accessed and been assessed in accordance with the approved scope.

## 3.1. Asbestos-containing materials

Asbestos containing materials are referred to as either friable or bonded.

The preference will always be to eliminate the asbestos hazards from the site and if it is practicable for the occupier to do so then asbestos removal should always be considered. ACM on site, which were found to be in a friable/bonded and stable condition, may be managed in situ and periodically inspected if removal is not practicable.

If managed in situ, all identified or presumed ACM should be appropriately labelled, where possible, and regularly inspected to assess their condition and potential changes to health risk.

***Friable asbestos*** is in the form of a powder, or can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friable ACM exhibits the greatest risk to human health as fibres are released upon minimal disturbance.

Friable asbestos was identified or suspected during the site inspection in the form of fire door insulation, boiler insulation and an HRC fuses.

When asbestos removal works are to be undertaken, the person that commissions the works must ensure that this is undertaken by a Class A licensed asbestos contractor.

***Bonded asbestos*** products are ones in which the asbestos fibres are bound within the matrix of the material. Bonded asbestos is difficult to damage or cause the release of fibres by hand and includes materials such as asbestos cement sheeting (fibre cement or fibro), vinyl floor tiles and zelemite electrical switchboards. However, bonded ACMs that have been subjected to weathering, physical damage, water damage, fire or other conditions may contain exposed fibres which could be released upon disturbance.

With the exception of the aforementioned identified and suspected friable asbestos containing materials, the remaining asbestos containing materials identified or suspected throughout site should be considered non-friable. These materials should be removed under controlled non-friable asbestos removal conditions by a Class B (non-friable) licensed asbestos removal contractor. Intact gaskets on pipework or on flanges should wherever possible, be removed using a “wrap and cut” method, whereby the asbestos-containing materials is subject to no or minimal disturbance during the removal process.

Based on the findings of this hazardous materials survey, the general recommendations regarding ACM are:

- ACM that has been identified in this survey must be removed prior to the commencement of general demolition works.
- When asbestos removal works are to be undertaken, the person that commissions the works must ensure that this is undertaken by an appropriately licensed asbestos contractor. The asbestos removal works must be conducted under controlled asbestos removal working conditions.
- When friable or non-friable asbestos removal works are to be conducted within or adjacent to a highly sensitive area or public location, Coffey recommends that a hygienist (or licenced asbestos assessor for friable) who is independent of the asbestos contractor should be engaged to undertake airborne asbestos fibre monitoring along the boundary of the works and within the work area on completion of the works.
- If friable asbestos is identified during future works (i.e. asbestos pipe insulation) and is to be removed, a licensed asbestos assessor who is independent of the asbestos contractor must be engaged to:
    - Inspect the asbestos removal work area prior to commencement of the works;
    - Undertake asbestos fibre air monitoring before and during friable removal works in the surrounding areas and clearance asbestos fibre air monitoring at the conclusion of the asbestos removal work; and
    - Complete a visual inspection of the asbestos removal area and the area immediately surrounding it and ensure these are free from visible asbestos contamination.
- The licensed asbestos assessor must provide a Clearance Certificate that documents the visual clearance inspection and the satisfactory completion of the asbestos removal works. The Clearance Certificate should state that all visible asbestos dust and debris resulting from the asbestos removal process has been removed from the removal area(s) and from areas adjacent to the removal work area(s).

Prior to any demolition, partial demolition, renovation or refurbishment, ACM likely to be disturbed by those works should be removed in accordance with relevant codes of practices, compliance codes and legislation.

### 3.1.1. Asbestos control measures

- If the ACM is friable, in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions should be applied, and removal is required as soon as practicable using a licensed contractor.

- If the ACM is friable, accessible but in a stable condition, removal is preferred. However, if removal is not immediately practicable, short-term control measures (i.e. restrict access, sealing, enclosure etc) may be employed until removal can be facilitated.

- If the ACM is non-friable and, in a poor/unstable condition, disturbance should be minimised. Removal or encapsulation may be appropriate controls. ACM which are found in localised areas and identified as damaged, consisting of small qualities of non-friable cement debris may not require the highest removal priority. The removal priority may be lowered due to a low risk of disturbance. Further confirmation can be obtained via asbestos fibre air monitoring where the result is found to be < 0.01 fibre/mL.

- For the instances above and further assessment of the risk, airborne fibre monitoring is recommended and can assist with decisions on the most appropriate, and urgency of, control measures.

- Where ACM is in a good, stable condition, ongoing maintenance and periodic inspection would be appropriate control measures.

- Remaining ACM identified or presumed should be appropriately labelled where possible. Those items should be regularly inspected to ensure they are not deteriorating and resulting in a potential risk to health.

- An asbestos management plan (AMP) should be created and maintained for all ACM that remain at the site to assist the persons conducting a business or undertaking (PCBU) with the management of these materials. The AMP must ensure that suitable control measures are implemented to prevent site personnel and others from being exposed to airborne asbestos fibres.
- Schedule periodic reassessment of ACM remaining on-site to monitor their aging/deterioration so that the PCBU can be alerted if any ACM require encapsulation or removal.
- Prior to any demolition or refurbishment works, all asbestos and hazardous materials identified and likely to be disturbed by demolition or refurbishment works should be removed in accordance with the legislative requirements and relevant codes of practice or compliance codes.
- During future demolition works, if any materials that are not referenced in this report and are suspected of containing asbestos are encountered, then works must cease and an asbestos hygienist should be notified to determine whether the material contains asbestos.

The recommendations, conclusions or stability of asbestos materials contained in this report shall not abrogate a person of their responsibility to work in accordance with statutory requirements, codes of practice, guidelines, material safety data sheets, work instructions or reasonable work practices.

## 3.2. Synthetic mineral fibres

- SMF materials that are likely to be disturbed during any proposed demolition/refurbishment works should be handled in accordance with *The National Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006(1990)].

## 3.3. Lead-based paint

- Any works that are likely to disturb LCP surface should be undertaken in accordance with the Australian Standard (AS4361.2:2017: Part 2), Guide to hazardous paint management: Lead paint in residential, public and commercial buildings.
- Any loose and peeling LBP should be stabilised (using hand -held scrapers, drop cloths and wet misting where appropriate) and the paint chips disposed of as hazardous waste.
- Any remediation works that may generate dust or fumes (i.e. sanding, burning) must be performed under controlled conditions by a suitably resourced and experienced hazardous material/waste abatement contractor (e.g. a Class A licensed asbestos removal contractor).

## 3.4. Lead-containing dust

- Any work processes involving lead-containing dust must be undertaken in a manner to ensure that no worker is exposed to lead at concentrations above occupational exposure standard (OES) of 0.05mg/m$^3$ over an eight-hour day. Low level lead contamination was identified at site, a risk assessment should be undertaken to assess remediation strategies.
- Lead-containing dust removal works should include the use of high efficiency particulate air (HEPA) filtered vacuum cleaners and wet wiping techniques by a licensed contractor under controlled lead-containing dust conditions in conjunction with air monitoring and clearances by a competent hygienist.

## 3.5. Polychlorinated biphenyls

- It may not be considered feasible to inspect every light fitting within a premise as information available in the public domain on the identification of PCB-containing capacitors is limited. However, all metal capacitors should be treated as containing PCB unless determined otherwise

- All capacitors containing or suspected as PCB or the fluorescent light fittings likely to be disturbed during future works should be removed prior to any future demolition, partial demolition, renovation or refurbishment in accordance with Department of Occupational Health, Safety and Welfare, *Safe Handling of PCB in Fluorescent Light Capacitors* – 1993 and with the *Polychlorinated Biphenyls Management Plan, Revised Edition April* 2003.

## 3.6. Ozone depleting substances

- Removal of refrigerants should to be undertaken prior to any future demolition, partial demolition, renovation or refurbishment, where ODS's are likely to be disturbed. A licensed contractor who will recycle and reuse the refrigerant should decommission CFC and HCFC based equipment that is being disposed of in accordance with Association of Fluorocarbon Consumers and Manufacturers, The Australian Refrigeration and Air Conditioning Code of Good Practice – 1992 and the Australian Commonwealth Government Ozone Protection Act – 1989.

## 3.7. Training

Information, instruction and training must be provided to workers, contractors and others who may come into contact with hazardous materials in a workplace, either directly or indirectly.

Depending on the circumstances this hazardous materials awareness training may include:

- The purpose of the training;
- The health risks of hazardous materials;
- The types, uses and likely occurrence of hazardous materials on site, in plant and/or equipment in the workplace;
- The trainee's roles and responsibilities for hazmat management;
- Where the register of hazmat is located and how it can be accessed;
- The timetable for removal of hazmat from the workplace;
- The processes and procedures to be followed to prevent exposure, including exposure from any accidental release of hazmat into the workplace;
- Where applicable, the correct use of maintenance and control measures, protective equipment and work methods to minimise the risks from hazmat, limit the exposure of workers and limit the spread of hazmat outside any work area;
- The National Exposure Standard (NES) and control levels for hazmat; and
- The purpose of any air monitoring or health surveillance that may occur.

Should any further suspect asbestos and/or hazmat become evident during future disturbance/ refurbishment works which have not been addressed in this report, Coffey should be contacted immediately so that a WHS consultant can confirm the status of the suspect material/s.

> **Coffey is able to assist with all aspects of Risk Management for removal of asbestos and other hazardous materials resulting from these findings**.

# Appendix A: Asbestos and Hazmat Register

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# Asbestos Materials Register

This document is issued in accordance with NATA's accreditation requirements. NATA accredited inspection body 2220.

| | | |
|---|---|---|
| **Surveyors:** Matt Hemingway and Jake Iskenderian | **Assessment Type:** HAZMAT Audit | **Date:** 26-05-2020 to 28-05-2020 |
| **Site Contact:** Steph Rossi | **Site / Location**: Kingsway & Kareena Rd, Caringbah NSW 2 | **Review Date:** May 2025 |

| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Asbestos-containing Materials** | | | | | | | | | | | |
| Exterior: level 5 | Roof area, TSHARF04, throughout, roof covering | Bituminous membrane | Refer to 85241-A-01 | Chrysotile Asbestos Detected | ~10m$^2$ | N | G | L | **Very Low** | - | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 5 | Roof area, TSHARF06, lining | Bituminous membrane | Refer to 85241-A-01 | Chrysotile Asbestos Detected | ~2000m$^2$ | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 5 | Roof area, TSHARF07, lining | Bituminous membrane | Refer to 85241-A-01 | Chrysotile Asbestos Detected | ~30m$^2$ | N | G | L | **Very Low** | - | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |



Friability: N/A - Not Applicable, N - Non-Friable, Y - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register

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| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior: level 5 | Roof area, TSHARF21, lining | Bituminous membrane | Refer to 85241-A-01 | Chrysotile Asbestos Detected | ~30m$^2$ | N | G | L | **Very Low** | - | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 4 | Roof area TSHA4R05, north eastern eaves | Fibre cement sheet | Refer to 85241-A-10 | Chrysotile Asbestos Detected | ~6m$^2$ | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 4 | Platform, throughout, waterproof membrane | Bituminous membrane | Refer to 85241-A-24 | Chrysotile Asbestos Detected | ~200m$^2$ | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |



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| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior: level 4 | Platform, south perimeter, waterproof membrane | Bituminous membrane | Refer to 85241-A-24 | Chrysotile Asbestos Detected | ~2000m$^2$ | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 4 | Surrounding, eaves | Fibre cement sheet | Refer to 85241-A-10 | Chrysotile Asbestos Detected | ~200m$^2$ | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 4 | Western elevation, eaves | Fibre cement sheet | Visual observation | Assumed to contain Asbestos | ~30m$^2$ | N | G | L | **Very Low** |  | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |



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# Asbestos Materials Register

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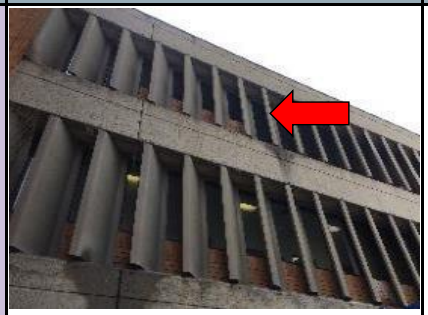
| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior: levels 4 | Western elevation, louvres | Moulded fibre cement | Refer to 69290 | Chrysotile Asbestos Detected | ~50m$^2$ | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 4 | Courtyard TSHA4B08, eaves/awning | Fibre cement sheet | Refer to 69267 and 85241-A-12 | Chrysotile Asbestos Detected | ~40m$^2$ | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 4 | Courtyard TSHA4D29, eaves/awning | Fibre cement sheet | 69267 and refer to 85241-A-12 | Chrysotile Asbestos Detected | ~25m$^2$ | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |



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# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior: level 4 | Courtyard TSHA4D35, eaves/awning | Fibre cement sheet | Refer to 69267 and 85241-A-23 | Chrysotile Asbestos Detected | ~40m$^2$ | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 3 | South western perimeter, roof area (adjacent plant room), debris | Fibre cement sheet | Visual observation | Assumed to contain Asbestos | <1m$^2$ | N | P | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 3 | Platform (Level 2 Roof), north west roof | Bituminous membrane | Refer to 85241-A-24 | Chrysotile Asbestos Detected | ~100m$^2$ | N | G | L | **Very Low** | - | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |



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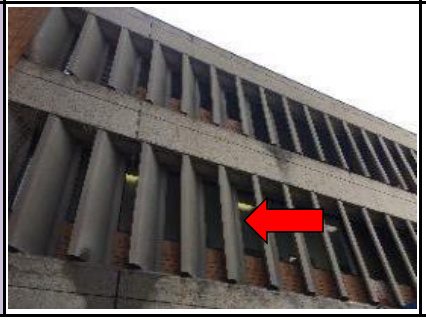
| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior: level 3 | Southern elevation, eaves | Fibre cement sheet | Visual observation | Assumed to contain Asbestos | ~30m$^2$ | N | G | L | **Very Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 3 | South western perimeter, eaves | Fibre cement sheet | Visual observation | Assumed to contain Asbestos | ~30m$^2$ | N | G | L | **Very Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 3 | Western elevation, louvres | Moulded fibre cement | 69290 | Chrysotile Asbestos Detected | ~50m$^2$ | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |



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# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior: level 3 | Cladding, external walls adjacent rooms TSHA3G29, TSHA3F51, TSHA3F39 | Fibre cement sheet | Visual observation | Assumed to contain Asbestos | ~100m$^2$ | N | G | L | **Very Low** |  | No access. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Exterior: level 2 | North western fire stairs, TSHA2ST5, south western perimeter wall, electrical box | Electrical backing board | Visual observation | Assumed to contain Asbestos | <1m$^2$ | N | G | L | **Very Low** |  | No access. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Interior: level 5 | North western fire stairs, TSHA5ST4, to roof, single fire door (No. 17137), fire door core | Insulation material - internal | Refer to 69266 | Chrysotile & Amosite Asbestos Detected | 1 unit | Y | G | L | **Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |



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| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 5 | North western riser, TSHA5DU4, Fan Control Room 4, single fire door (Fire Control), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** |  | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 5 | North western riser, TSHA5DU4, Fan Room 4, AC ductwork | Mastic sealant | Refer to 85241-A-03 | Chrysotile Asbestos Detected | ~20m | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 5 | South western fire stairs, TSHA5ST5, to roof, single fire door, fire door core | Insulation material - internal | Refer to 69266 | Chrysotile & Amosite Asbestos Detected | 1 unit | Y | G | L | **Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |



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# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 5 | South eastern riser, TSHA5DU5, Fan Control Room 5, single fire door, fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** |  | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by an appropriately licsensed asbestos removal contractor. |
| Interior: level 5 | South eastern riser, TSHA5DU5, Fan Control Room 5, AC ductwork | Mastic sealant | Refer to 85241-A-03 | Chrysotile Asbestos Detected | ~20m | N | G | L | **Very Low** | - | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by an appropriately licsensed asbestos removal contractor. |
| Interior: level 5 | Plant room, AC ductwork (yellow), mastic | Mastic sealant | 69283 | Chrysotile Asbestos Detected | ~100m | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by an appropriately licsensed asbestos removal contractor. |



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# Asbestos Materials Register



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|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 5 | Plant room, TSHA5RP3, south western boiler room, AC ductwork | Mastic sealant | Refer to 85241-A-03 | Chrysotile Asbestos Detected | ~100m | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by an appropriately licensed asbestos removal contractor. |
| Interior: level 5 | Plant room, raised concrete slab, membrane | Bituminous material | 69280 | Chrysotile Asbestos Detected | <1m$^2$ | N | P | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Interior: level 5 | Plant room, boiler | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |



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# Asbestos Materials Register



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|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 4 | Ceiling space, throughout, AC ductwork, flange | Mastic sealant | 69264 | Chrysotile Asbestos Detected | Undetermined | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by an appropriately licensed asbestos removal contractor. |
| Interior: level 4 | South west fire stairs, TSHA4DU1, AC ductwork | Mastic sealant | Visual observation | Assumed to contain Asbestos | ~20m | N | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by an appropriately licensed asbestos removal contractor. |
| Interior: level 4 | North east fire stairs, TSHA4DU2, AC ductwork | Mastic sealant | Visual observation | Assumed to contain Asbestos | ~20m | N | - | - | - | - | Not observed during 2020 inspection. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |



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# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 4 | North western fire stairs, TSHA4ST4, single fire door (No. 12829), fire door core | Insulation material - internal | 69266 | Chrysotile & Amosite Asbestos Detected | 1 unit | Y | G | L | **Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 4 | Corridor TSHA4C32/TSHA4C31, double fire doors, fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 4 | Corridor TSHA4C32/TSHA4C34, double fire doors, fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** |  | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |



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# Asbestos Materials Register

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|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 3 | South western fire stairs, TSHA3ST1, single fire door (no label), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 3 | Central fire stairs, TSHA3ST2, single fire door (2003), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 3 | Central fire stairs, TSHA3ST2, AC ductwork | Mastic sealant | Refer to 85241-A-22 | Chrysotile Asbestos Detected | ~20m | N | - | - | - |  | Not observed during 2020 inspection. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |



Friability: N/A - Not Applicable, N - Non-Friable, Y - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 3 | North western fire stairs, TSHA3ST4, single fire door (Fire Control No. 17109), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 3 | North western fire stairs, TSHA3ST4, AC ductwork | Mastic sealant | Refer to 85241-A-22 | Chrysotile Asbestos Detected | ~20m | N | - | - | - |  | Not observed during 2020 inspection. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 3 | Operating theatre, single fire door (No. 4810), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** |  | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |



Friability: N/A - Not Applicable, N - Non-Friable, Y - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 3 | Corridor TSHA3FC3, adjacent WC TSHA3F25, double fire doors (2003), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** |  | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 3 | Corridor TSHA3FC3/TSHA3FC5, double fire doors (2003), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 3 | Corridor TSHA3FC5/LNGE TSHA3G29, double fire doors (2003), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |



Friability: N/A - Not Applicable, N - Non-Friable, Y - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 3 | Corridor TSHA3FC9/ TSHA3FC10, double fire doors (2003), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 3 | Corridor TSHA3JC2 and Plant Room TSHA3J06, east pipe work, gasket, original steam pipe work | Gasket material | - | - | - | - | - | - | - | - | Item Removed: 12-08-2015. Clearance certificate not cited. |
| Interior: level 3 | Corridor TSHA3JC2 and Plant Room TSHA3J06, east pipe work, gasket, original steam pipe work | Gasket material | - | - | - | - | - | - | - | - | Item Removed: 12-08-2015. Clearance certificate not cited. |



Friability: N/A - Not Applicable, N - Non-Friable, Y - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 3 | Foyer/Waiting Room, TSHA3T06/ TSHA3F31, double fire doors (2003), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 3 | Room TSHA3F11, single fire door (2003), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 3 | Rooms TSHA3F47/TSHA3F 48, single fire door (2003), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |



Friability: N/A - Not Applicable, N - Non-Friable, Y - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 3 | Electrical distribution cupboard TSHA3J17, electrical distribution board | Bituminous material | - | - | - | - | - | - | - | - | Item Removed: 12-08-2015. Clearance certificate not cited. |
| Interior: level 3 | Riser TSHA3D10, AC ductwork | Mastic sealant | Visual observation | Assumed to contain Asbestos | ~20m | N | - | - | - | - | Not observed during 2020 inspection. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by an apprpriately licensed asbestos removal contractor. |
| Interior: level 3 | Riser TSHA3DU1, AC ductwork | Mastic sealant | Visual observation | Assumed to contain Asbestos | ~20m | N | - | - | - | - | Not observed during 2020 inspection. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by an apprpriately licensed asbestos removal contractor. |



Friability: N/A - Not Applicable, N - Non-Friable, Y - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 2 | Riser TSHA2DU1, AC ductwork | Mastic sealant | Visual observation | Assumed to contain Asbestos | ~20m | N | - | - | - | - | Not observed during 2020 inspection. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by an apprpriately licensed asbestos removal contractor. |
| Interior: level 2 | South western fire stairs, TSHA2ST2, single fire door (Fire Control No. 18829), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** |  | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 2 | Riser TSHA2DU2, AC ductwork | Mastic sealant | Visual observation | Assumed to contain Asbestos | ~20m | N | - | - | - | - | Not observed during 2020 inspection. Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by an apprpriately licensed asbestos removal contractor. |



Friability: N/A - Not Applicable, N - Non-Friable, Y - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



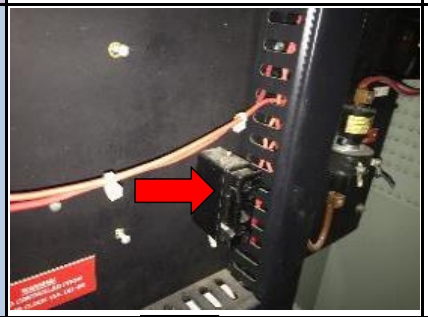
| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 2 | North western fire stairs, TSHA2ST5, single fire door (Fire Control), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 2 | Corridor TSHA2RC7/TSHA2L51, double fire doors, fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 2 | Corridor TSHA2LT12, double fire doors (No. 0438), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** | - | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |



Friability: N/A - Not Applicable, N - Non-Friable, Y - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 2 | Corridor TSHA2LC12, single fire door (to TSH Waste Area), fire door core | Insulation material - internal | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** |  | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| Interior: level 2 | Electrical distribution cupboard, TSHA2T22 | Black electrical backing board | 69297 | Chrysotile Asbestos Detected | ~3m$^2$ | N | G | L | **Very Low** |  | Label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. |
| Interior: level 2 | Electrical distribution cupboard, TSHA2T22, HRC Fuse | Millboard insulation | Visual observation | Assumed to contain Asbestos | 1 unit | Y | G | L | **Low** |  | Confirm status, label as containing asbestos and maintain in current condition if to remain in-situ. Remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. |
| **Non Asbestos-containing Materials** | | | | | | | | | | | |



Friability: N/A - Not Applicable, N - Non-Friable, Y - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior: level 5 | Roof area TSHA4R05,roof exit door, north eastern wall | Fibre cement sheet | Refer to 85241-A-09 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 5 | Roof area, roof top surface, water proof membrane (pebblecrete pattern) | Bituminous membrane | Refer to 85241-A-02 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: levels 5 | Roof area, below pebblecrete waterproofing membrane | Bituminous material | 69274 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 4 | Roof area TSHA4R46, south western perimeter wall of TSHA4ST2, cladding | Fibre cement sheet | 69272 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 4 | Roof area TSHA4R01, rooftop surface, waterproofing membrane | Bituminous membrane | 69273 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 4 | Roof area adjacent corridor TSHA4D01, cladding | Fibre cement sheet | 69270 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 4 | Roof area TSHA4R46, rooftop surface waterproofing membrane | Bituminous membrane | 69271 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 3 | Western elevation, expansion joint | Mastic sealant | 69291 | No Asbestos Detected | - | - | - | - | - | - | - |



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Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior: level 2 | Western elevation, eaves/awning | Fibre cement sheet | 69289 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 2 | Ext, level 2, eastern wall, cladding | Fibre cement sheet | 69293 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 2 | Eastern walkway, awning | Fibre cement sheet | 69294 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 2 | South western fire stairs, TSHA2ST2, south western perimeter wall, single fire door, fire door core | Timber | Visual observation | Not Suspected | - | - | - | - | - | - | - |
| Exterior: level 2 | Emergency entrance, west side, awning | Fibre cement sheet | Refer to 85241-A-26 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 2 | South perimeter, brick wall threshold, waterproof membrane | Bituminous membrane | Refer to 85241-A-25 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 2 | West, awning | Fibre cement sheet | Refer to 85241-A-26 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: level 2 | West perimeter, brick wall threshold, waterproof membrane | Bituminous membrane | Refer to 85241-A-25 | No Asbestos Detected | - | - | - | - | - | - | - |



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Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior: level 2 | West, eaves | Fibre cement sheet | Refer to 85241-A-26 | No Asbestos Detected | - | - | - | - | - | - | - |
| Exterior: ground level | Western elevation, old entrance, carpark structure, fascia | Fibre cement sheet | 69292 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 5 | Plant room, Aquaplus plant, gasket | Gasket material | 69276 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 5 | Plant room, Weishaupt plant, gasket | Gasket material | 69277 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 5 | Plant room, Nu Way plant, gasket | Gasket material | 69279 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 5 | Plant room, Ecoflam plant, gasket | Gasket material | 69281 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 5 | Plant room, yellow boiler, gasket | Fibre cement sheet | 69282 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 5 | Plant room, mezzanine, steel platform, bituminous remnants | Bituminous material | 69285 | No Asbestos Detected | - | - | - | - | - | - | - |



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Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 5 | Plant room TSHA5RP2, south western boiler room, western boiler, gasket | Gasket material | Refer to 85241-A-05 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 5 | Plant room TSHA5RP2, south western boiler room, Fulton boiler, gasket | Gasket material | Refer to 85241-A-06 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 5 | Plant room TSHA5RP2, south western boiler room, west side, debris | Millboard | Refer to 85241-A-07 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 5 | Plant room TSHA5RP2, south western boiler room, entry, wall lining | Fibre cement sheet | Refer to 85241-A-04 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 4 | Corridor TSHA4A01, riser, pipework, red gasket | Gasket material | 82780 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 4 | Risers throughout, pipework, red gasket | Gasket material | Refer to 82780 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 4 | Corridor TSHA4D01, steps to roof area, nosing | Bituminous material | 84173 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 4 | Hose reel & hydrant room, insulation packer panels to blockwork | Fibre cement | 84174 | No Asbestos Detected | - | - | - | - | - | - | - |



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# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 4 | Corridor TSHA4A06, riser adjacent office TSHA4D22, expansion joint | Bituminous material | 84175 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 4 | Corridor TSHA4D02, ceiling space, services pipework through bulkhead, filler | Fibrous cement | 84176 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 4 | Corridor TSHA4D02, ceiling space, services pipework through bulkhead | Caulking | 84177 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 4 | Meeting room, TSHA4B01, north western corner, low level infill panel (below windows) | Fibre cement sheet | 69265 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 4 | Corridor TSHA4D01, ceiling space, mastic remnants to concrete slab | Mastic sealant | 69268 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 4 | Corridor TSHA4D01, ceiling space, various throughout | Sprayed insulation | Refer to J133510-Building-A-006 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 4 | North eastern fire stairs TSHA4ST2, single fire door (200_), fire door core | Insulation material | 69269 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Operating theatre, riser, pipework, gasket | Mastic | 84135 | No Asbestos Detected | - | - | - | - | - | - | - |



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# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 3 | Fire hose reel cupboard, TSHA3JC3, brown floor covering | Vinyl floor sheet | 69299 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Throughout, brown floor/wall covering | Vinyl floor sheet | Refer to 69299 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3G32, wall lining | Fibre cement sheet | 69300 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3G20, wall lining | Fibre cement sheet | Refer to 69300 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3G13, wall lining | Fibre cement sheet | 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3G06, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3F02, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3F25, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |



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# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 3 | Room TSHA3F47, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3F55, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3F46, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3F41, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3F07, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3F19, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3F20, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3K44, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |



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# Asbestos Materials Register



| Primary Location | Secondary Location | Description | Sample Number | Sample Results | Approx. Quantity | Friability | Condition | Accessibility | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 3 | Room TSHA3K40, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3K45, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Room TSHA3K32, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 3 | Corridor TSHA3GC3, wall lining | Fibre cement sheet | Refer to 69302 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 2 | Corridor TSHA2T30/TSHA2LT12, double fire doors (No. 02506), fire door core | Insulation material | 69295 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 2 | Cardiac ward, change room, TSHA2M09 wall lining | Fibre cement sheet | 69296 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 2 | South western fire stairs, TSHA2ST2, AC ductwork, flange | Mastic sealant | 69298 | No Asbestos Detected | - | - | - | - | - | - | - |
| Interior: level 2 | North western fire stairs, TSHA2ST4, single fire door (Fire Control), fire door core | Timber | Visual observation | Not Suspected | - | - | - | - | - | - | - |



Friability: N/A - Not Applicable, N - Non-Friable, Y - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Hazardous Materials Register

This document is issued in accordance with NATA's accreditation requirements. NATA accredited inspection body 2220.

| | | |
|---|---|---|
| **Surveyors:** Matt Hemingway and Jake Iskenderian | **Assessment Type:** HAZMAT Audit | **Date:** 26-05-2020 to 28-05-2020 |
| **Site Contact:** Steph Rossi | **Site / Location**: Kingsway & Kareena Rd, Caringbah NSW 2229 | **Review Date:** May 2025 |

| Primary Location | Description | Secondary Location | Photograph No. | Sample Number | Sample Results | Approx. Quantity | Surface Treatment | Extent of Damage | Friability | Likelihood of Disturbance | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **> 0.1 Lead-based paint (LBP)** | | | | | | | | | | | | | |
| Interior: level 3, risers, throughout | Black - Top coat | Pipework | 1 | 69301 | >0.1% Lead content (0.34%) | Throughout | P | P | N/A | L | **Low** |  | RESULT >0.1% lead content, remove flaking sections and over paint with a lead-free paint. Remove under controlled conditions in accordance with AS 4361.2: Part 2, Guide to Hazardous Paint Management - Lead paint in residential, public and commercial buildings. |
| No access was gained within and behind walls, floors, subfloors, tiles, urinals, cavities, ceiling voids, plant/machinery, live electrics or to heights above 3m. Limited access below floor coverings, behind wall coverings and where large amounts of stored units were present. These areas may require further investigation. | | | | | | | | | | | | | |
| **Lead containing dust (<1500 mg/kg)** | | | | | | | | | | | | | |
| Interior: level 5, plant room | Dust | Structural metal beams | - | 69275 | <1500 mg/kg Lead content (160 mg/kg) | Throughout | P | P | N/A | M | **Low** |  | RESULT <1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Perform risk assessment and remediate dusts under controlled conditions prior to refurbishment or demolition works. |
| Interior: level 5, plant room, mezzanine level | Dust | Floor | - | 69284 | <1500 mg/kg Lead content (36 mg/kg) | Throughout | P | P | N/A | M | **Low** |  | RESULT <1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Perform risk assessment and remediate dusts under controlled conditions prior to refurbishment or demolition works. |



Friability: N/A - Not Applicable, N - Non-Friable, F* - Friable upon disturbance, F - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Hazardous Materials Register



| Primary Location | Description | Secondary Location | Photograph No. | Sample Number | Sample Results | Approx. Quantity | Surface Treatment | Extent of Damage | Friability | Likelihood of Disturbance | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 5, plant room, south western fan control room | Dust | Floor | - | 69286 | <1500 mg/kg Lead content (240 mg/kg) | Throughout | P | P | N/A | M | **Low** |  | RESULT <1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Perform risk assessment and remediate dusts under controlled conditions prior to refurbishment or demolition works. |
| Interior: level 5, plant room, north western fan control room | Dust | Floor | - | 69288 | <1500 mg/kg Lead content (130 mg/kg) | Throughout | P | P | N/A | M | **Low** |  | RESULT <1,500 mg/kg for industrial or commercial sites based on the soil contamination criteria of the National Environment Protection Measure 1999. Perform risk assessment and remediate dusts under controlled conditions prior to refurbishment or demolition works. |
| No access was gained within and behind walls, floors, subfloors, tiles, urinals, cavities, ceiling voids, plant/machinery, live electrics or to heights above 3m. Limited access below floor coverings, behind wall coverings and where large amounts of stored units were present. These areas may require further investigation. | | | | | | | | | | | | | |
| **Synthetic Mineral Fibre (SMF)** | | | | | | | | | | | | | |
| Exterior: level 5, roof area, various throughout | Insulation material | Pipework | 2 | Visual Observation | Suspected SMF | ~150m | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |



Friability: N/A - Not Applicable, N - Non-Friable, F* - Friable upon disturbance, F - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Hazardous Materials Register



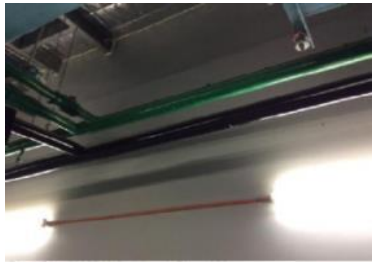
| Primary Location | Description | Secondary Location | Photograph No. | Sample Number | Sample Results | Approx. Quantity | Surface Treatment | Extent of Damage | Friability | Likelihood of Disturbance | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 5, plant room, throughout | Sarking insulation | Underside of roof | 3 | Visual Observation | Suspected SMF | ~150m$^2$ | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 5, plant room | Insulation material - internal | Hot water heater | 4 | Visual Observation | Suspected SMF | 4 units | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 5, plant room, throughout | Insulation material | Pipework | 5 | Visual Observation | Suspected SMF | ~150m$^2$ | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 5, plant room, throughout | Insulation material | AC ductwork | 6 | Visual Observation | Suspected SMF | ~150m$^2$ | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |



Friability: N/A - Not Applicable, N - Non-Friable, F* - Friable upon disturbance, F - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Hazardous Materials Register



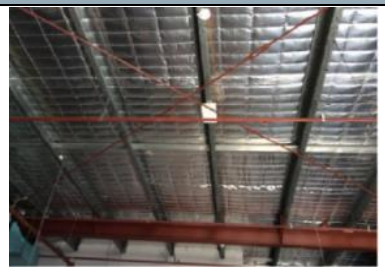
| Primary Location | Description | Secondary Location | Photograph No. | Sample Number | Sample Results | Approx. Quantity | Surface Treatment | Extent of Damage | Friability | Likelihood of Disturbance | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 5, plant room, boiler room | Insulation material - internal | Boiler | 7 | Visual Observation | Suspected SMF | 1 unit | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 5, plant room | Insulation material | Insulation mats to Weishaupt plant | 8 | Visual Observation | Suspected SMF | <1m$^2$ | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Exterior: level 4, roof area, throughout | Insulation material | Pipework | 9 | Visual Observation | Suspected SMF | ~100m$^2$ | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Exterior: level 4, roof area, plant room TSHAF09 | Insulation material | Pipework | 10 | Visual Observation | Suspected SMF | ~50m | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |



Friability: N/A - Not Applicable, N - Non-Friable, F* - Friable upon disturbance, F - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Hazardous Materials Register



| Primary Location | Description | Secondary Location | Photograph No. | Sample Number | Sample Results | Approx. Quantity | Surface Treatment | Extent of Damage | Friability | Likelihood of Disturbance | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior: level 4, roof area, plant room TSHAF09 | Sarking insulation | Underside of roof | 11 | Visual Observation | Suspected SMF | ~50m$^2$ | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 4, ceiling space, throughout | Sarking insulation | Underside of roof | 12 | Visual Observation | Suspected SMF | ~1000m$^2$ | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 4, ceiling space, throughout | Insulation material | AC ductwork | 13 | Visual Observation | Suspected SMF | ~300m | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 4, ceiling space, throughout | Insulation material | Flexible ductwork | 14 | Visual Observation | Suspected SMF | ~200m | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |



Friability: N/A - Not Applicable, N - Non-Friable, F* - Friable upon disturbance, F - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Hazardous Materials Register



| Primary Location | Description | Secondary Location | Photograph No. | Sample Number | Sample Results | Approx. Quantity | Surface Treatment | Extent of Damage | Friability | Likelihood of Disturbance | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 4, ceiling space, throughout | Insulation material | Pipework | 15 | Visual Observation | Suspected SMF | ~300m | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 4, ceiling, throughout | Compressed ceiling tiles | Ceiling | 16 | Visual Observation | Suspected SMF | ~1000m$^2$ | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 4, risers, throughout | Insulation material | Pipework | 17 | Visual Observation | Suspected SMF | ~200m | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 3, ceiling space, throughout | Insulation material | AC ductwork | 18 | Visual Observation | Suspected SMF | ~300m | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |



Friability: N/A - Not Applicable, N - Non-Friable, F* - Friable upon disturbance, F - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Hazardous Materials Register



| Primary Location | Description | Secondary Location | Photograph No. | Sample Number | Sample Results | Approx. Quantity | Surface Treatment | Extent of Damage | Friability | Likelihood of Disturbance | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 3, ceiling space, throughout | Insulation material | Flexible ductwork | 19 | Visual Observation | Suspected SMF | ~200m | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 3, ceiling, throughout various offices | Compressed ceiling tiles | Ceiling | 20 | Visual Observation | Suspected SMF | ~1000m$^2$ | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 3, risers, throughout | Insulation material | Pipework | 21 | Visual Observation | Suspected SMF | ~200m | S | P | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 2, ceiling space, throughout | Insulation material | AC ductwork | 22 | Visual Observation | Suspected SMF | ~300m | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |



Friability: N/A - Not Applicable, N - Non-Friable, F* - Friable upon disturbance, F - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Hazardous Materials Register



| Primary Location | Description | Secondary Location | Photograph No. | Sample Number | Sample Results | Approx. Quantity | Surface Treatment | Extent of Damage | Friability | Likelihood of Disturbance | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 2, ceiling space, throughout | Insulation material | Flexible ductwork | 23 | Visual Observation | Suspected SMF | ~200m | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 2, ceiling space, throughout | Sarking insulation | Ceiling space | 24 | Visual Observation | Suspected SMF | ~1000m$^2$ | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 2, ceiling, throughout | Compressed ceiling tiles | Ceiling | 25 | Visual Observation | Suspected SMF | ~1000m$^2$ | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| Interior: level 2, risers, throughout | Insulation material | Pipework | 26 | Visual Observation | Suspected SMF | ~200m | S | G | F | L | **Low** |  | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. |
| No access was gained within and behind walls, floors, subfloors, tiles, urinals, cavities, ceiling voids, plant/machinery, live electrics or to heights above 3m. Limited access below floor coverings, behind wall coverings and where large amounts of stored units were present. These areas may require further investigation. | | | | | | | | | | | | | |

# Hazardous Materials Register



| Primary Location | Description | Secondary Location | Photograph No. | Sample Number | Sample Results | Approx. Quantity | Surface Treatment | Extent of Damage | Friability | Likelihood of Disturbance | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Ozone Depleting Substance (ODS)** | | | | | | | | | | | | | |
| Exterior: level 5, roof area | R22 Hydrochlorofluorocarbon (HCFC) | Air conditioning unit(s) | 27 | Visual Observation | ODS Refrigerant | 2 units | - | - | - | L | **Low** |  | Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012. |
| Exterior: level 2, north western perimeter | R22 Hydrochlorofluorocarbon (HCFC) | Air conditioning unit(s) | 28 | Visual Observation | ODS Refrigerant | 2 units | - | - | - | L | **Low** |  | Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012. |
| No access was gained within and behind walls, floors, subfloors, tiles, urinals, cavities, ceiling voids, plant/machinery, live electrics or to heights above 3m. Limited access below floor coverings, behind wall coverings and where large amounts of stored units were present. These areas may require further investigation. | | | | | | | | | | | | | |
| **Polychlorinated Biphenyls (PCB)** | | | | | | | | | | | | | |
| Interior: level 5, plant room, throughout | Capacitor(s) | Florescent light(s) | 29 | Visual Observation | PCB Capacitor | <10 units | S | G | - | - | **Low** |  | PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003. |
| No access was gained within and behind walls, floors, subfloors, tiles, urinals, cavities, ceiling voids, plant/machinery, live electrics or to heights above 3m. Limited access below floor coverings, behind wall coverings and where large amounts of stored units were present. These areas may require further investigation. | | | | | | | | | | | | | |
| **<0.1 Lead-based paint (LBP)** | | | | | | | | | | | | | |
| Interior: level 5, plant room, throughout | Grey - Top coat | Wall(s) | - | 69278 | <0.1% Lead content (<0.005) | - | - | - | - | - | - | - | RESULT <0.1% lead content, not lead-containing paint as described in AS 4361.2: Part 2, Guide to Hazardous Paint Management - 2017, lead paint in residential, public and commercial buildings. |

# Hazardous Materials Register



| Primary Location | Description | Secondary Location | Photograph No. | Sample Number | Sample Results | Approx. Quantity | Surface Treatment | Extent of Damage | Friability | Likelihood of Disturbance | Action Rating | Photograph | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Interior: level 5, south western fire stairs, throughout | Yellow (dark) - Top coat | Wall(s) | - | 69287 | <0.1% Lead content (0.005) | - | - | - | - | - | - | - | RESULT <0.1% lead content, not lead-containing paint as described in AS 4361.2: Part 2, Guide to Hazardous Paint Management - 2017, lead paint in residential, public and commercial buildings. |



Friability: N/A - Not Applicable, N - Non-Friable, F* - Friable upon disturbance, F - Friable
Condition: VG - Very Good, G - Good, F - Fair, P - Poor
Accessibility: VL - Very Low, L - Low, M - Medium, H - High

# Appendix B: Laboratory Analysis Certificate

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# Bulk Identification Report

**Job No:** 754-SYDEN273910 Sutherland Hospital 09062020
Client: CBRE
Client Address: Level 21, 363 George Street,
Sydney NSW 2000

Contact: Steph Rossi
E-mail: Steph.Rossi@cbre.com
Date Sampled: 26/05/2020
Date Printed: 6/06/2020
Sampled By: Matthew Hemingway & Jake Iskenderian
Site: Kingsway & Kareena Rd, Caringbah NSW 2229

Accredited for compliance with ISO/IEC 17025 - Testing
Accreditation No:2220
Corporate Site No:16909

Please note: In accepting the results, you (the client) agree that Coffey Services Australia Pty Ltd does not accept any responsibility for the sample submitted in relation to its source and is not liable for any works undertaken at site based on the analytical data provided. Only the samples submitted for analysis have been considered in presenting these results. Should any other material suspected to contain asbestos be found at the site, then works should cease and a suitably trained asbestos hygienist should be engaged to sample or assess the material.

Test Method: **Asbestos in Bulk Samples and Non-homogenous Material**
Coffey analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Coffey SOP WILAB1, and Australian Standard (AS) 4964 – 2004, Method for the qualitative identification of asbestos in bulk samples (AS 4964). The detection limit for the test method as per AS 4964 is 0.1 g/kg. For non-homogenous samples a semi quantitative aspect is adopted for the test method and is taken into account when reporting the results. As per Coffey's NATA approved SOP WILAB1 sample retention periods are set at 1 month (no asbestos detected) and 3 months (asbestos detected).

Total Samples: **39**

Matthew Tang
Approved Identifier

Patricy Cortes
Approved Signatory

| Sample No. | Location & Description | Sample Size | Results |
|---|---|---|---|
| 82780 | Int, level 4, corridor TSHA4A01, riser, pipework, gasket, gasket material - Red gasket material | ~ 9 x 8 x 3 mm | No asbestos fibres detected |
| 84135 | Int, level 3, operating theatre, riser, pipework, gasket, mastic - Grey sticky mastic material | ~ 17 x 15 x 3 mm | No asbestos fibres detected |
| 84173 | Int. level 4, corridor TSHA4D01, steps to roof area, nosing, bituminous material - Grey hardened bituminous material | ~ 20 x 17 x 4 mm | No asbestos fibres detected |
| 84174 | Int, level 4, hose reel & hydrant room, insulation packer panels to blockwork - White vitreous fibrous insulation material | ~ 27 x 25 x 4 mm | No asbestos fibres detected<br>Synthetic mineral fibres detected |
| 84175 | Int, level 4, corridor TSHA4A06, riser adjacent office TSHA4D22, expansion joint, bituminous material - Black fibrous bituminous material | ~ 50 x 40 x 10 mm | No asbestos fibres detected<br>Organic fibres detected |
| 84176 | Int, level 4, corridor TSHA4D02, ceiling space, services pipework through bulkhead, fibrous cement filler - Grey vitreous crumbly cement-like material | ~ 40 x 30 x 20 mm | No asbestos fibres detected<br>Synthetic mineral fibres detected |
| 84177 | Int, level 4, corridor TSHA4D02, ceiling space, services pipework through bulkhead, caulking - Beige hardened mastic material with attached paper-like backing | ~ 20 x 19 x 5 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69264 | Int, level 4, ceiling space, throughout, AC ductwork, flange, mastic sealant - Beige sticky mastic material | ~ 27 x 5 x 4 mm | **Chrysotile (white asbestos) detected** |
| 69265 | Int, level 4, meeting room, TSHA4B01, north western corner, low level infill panel (below windows), fibre cement sheet - White painted beige layered fibre cement sheet material | ~ 12 x 9 x 4 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69266 | Int, level 4, north western fire stairs, TSHA4ST4, single fire door (no date), fire door core, insulation material - Grey fibre cement sheet material | ~ 13 x 12 x 4 mm | **Chrysotile (white asbestos) detected**<br>**Amosite (brown asbestos) detected** |
| 69267 | Ext. level 4, courtyard TSHA4D29, eaves, fibre cement sheet - Grey fibre cement sheet material | ~ 11 x 10 x 4 mm | **Chrysotile (white asbestos) detected**<br>**Organic fibres detected** |

| Sample No. | Location & Description | Sample Size | Results |
|---|---|---|---|
| 69268 | Int, level 4, corridor TSHA4D01, ceiling space, mastic remnants to concrete slab, mastic sealant - Beige sticky mastic material | ~ 37 x 25 x 5 mm | No asbestos fibres detected |
| 69269 | Int, level 4, north eastern fire stairs TSHA4ST2, single fire door (200_), fire door core, insulation material - Beige crumbly mica material | ~ 12 x 10 x 2 mm | No asbestos fibres detected |
| 69270 | Ext, level 4, roof area adjacent corridor TSHA4D01, infill panels, fibre cement sheet - Beige layered fibre cement sheet material | ~ 10 x 5 x 4 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69271 | Ext, level 4, roof area TSHA4R46, waterproofing membrane, bituminous membrane - Black vitreous fibrous membrane material | ~ 10 x 9 x 3 mm | No asbestos fibres detected<br>Synthetic mineral fibres detected |
| 69272 | Ext, level 4, roof area TSHA4R46, cladding, fibre cement sheet - Beige layered fibre cement sheet material | ~ 17 x 15 x 10 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69273 | Ext, level 4, roof area TSHA4R01, waterproofing membrane, bituminous membrane - Black bituminous membrane material | ~ 26 x 22 x 4 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69274 | Ext, level 5, roof area, below pebblecrete waterproofing membrane, bituminous material - Black vitreous fibrous membrane material | ~ 30 x 26 x 4 mm | No asbestos fibres detected<br>Organic fibres detected<br>Synthetic mineral fibres detected |
| 69276 | Int, level 5, plant room, Aquaplus plant, gasket, gasket material - Orange fibrous gasket material | ~ 17 x 15 x 4 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69277 | Int, level 5, plant room, Weishaupt plant, gasket, gasket material - White fibrous gasket material | ~ 9 x 7 x 3 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69279 | Int, level 5, plant room, Nu Way plant, gasket, gasket material - Beige fibrous gasket material | ~ 18 x 17 x 3 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69280 | Int, level 5, plant room, raised concrete slab, bituminous remnants, bituminous material - Black fibrous bituminous material | ~ 19 x 17 x 4 mm | **Chrysotile (white asbestos) detected**<br>**Organic fibres detected** |
| 69281 | Int, level 5, plant room, Ecoflam plant, gasket, gasket material - Beige fibrous gasket material | ~ 25 x 21 x 4 mm | No asbestos fibres detected<br>Organic fibres detected<br>Synthetic mineral fibres detected |
| 69282 | Int, level 5, plant room, yellow boiler, gasket, fibre cement sheet - Green fibrous gasket material | ~ 40 x 30 x 4 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69283 | Int, level 5, plant room, AC ductwork, mastic, mastic sealant - Beige sticky mastic material | ~ 30 x 24 x 4 mm | **Chrysotile (white asbestos) detected** |
| 69285 | Int, level 5, plant room, mezzanine, steel platform, bituminous remnants, bituminous material - Black crumbly bituminous material | ~ 22 x 19 x 4 mm | No asbestos fibres detected |
| 69289 | Ext, level 2, western elevation, eaves/awning, fibre cement sheet - Beige layered fibre cement sheet material | ~ 16 x 14 x 4 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69290 | Ext, level 3, western elevation, louvres, moulded fibre cement - Grey fibre cement sheet material | ~ 29 x 16 x 10 mm | **Chrysotile (white asbestos) detected** |
| 69291 | Ext, level 3, western elevation, expansion joint, mastic sealant - Brown rubbery mastic material | ~ 18 x 15 x 5 mm | No asbestos fibres detected |
| 69292 | Ext, ground level, western elevation, old entrance, carpark structure, fascia, fibre cement sheet - Beige fibre cement sheet material | ~ 9 x 7 x 3 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69293 | Ext, level 2, eastern wall, cladding, fibre cement sheet - Red painted beige fibre cement sheet material | ~ 10 x 9 x 5 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69294 | Ext, level 2, eastern walkway, awning, fibre cement sheet - Cream painted beige fibre cement sheet material | ~ 11 x 9 x 3 mm | No asbestos fibres detected |
| 69295 | Int, level 2, corridor TSHA2LC12, double fire doors, fire door core, insulation material - Beige crumbly mica material | ~ 7 x 5 x 2 mm | No asbestos fibres detected |
| 69296 | Int, level 2, Cardiac ward, change room, TSHA2M09 wall lining, fibre cement sheet - Beige layered fibre cement sheet material | ~ 6 x 5 x 2 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69297 | Int. level 2, electrical distribution cupboard, TSHA2T22, black electrical backing board - Black bituminous board material | ~ 10 x 6 x 4 mm | **Chrysotile (white asbestos) detected** |

| Sample No. | Location & Description | Sample Size | Results |
|---|---|---|---|
| 69298 | Int, level 2, south western fire stairs, TSHA2ST2, AC ductwork, flange, mastic sealant - Beige fibrous organic matted material | ~ 32 x 28 x 4 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69299 | Int, level 3, fire hose reel cupboard, TSHA3JC3, brown floor covering, vinyl floor sheet - Brown semi-flexible vinyl tile & amber adhesive | ~ 25 x 21 x 4 mm | No asbestos fibres detected |
| 69300 | Int, level 3, room TSHA3G32, wall lining, fibre cement sheet - Cream painted beige layered fibre cement sheet material | ~ 10 x 7 x 4 mm | No asbestos fibres detected<br>Organic fibres detected |
| 69302 | Int, level 3, room TSHA3G13 wall lining, fibre cement sheet - White painted beige layered fibre cement sheet material | ~ 11 x 8 x 4 mm | No asbestos fibres detected<br>Organic fibres detected |

GREENCAP NAA

**Greencap - NAA Pty Ltd**
**ABN: 76 006 318 010**
Office 2/120 Smith Street
Wollongong NSW 2500
Australia
P: (02) 4298 2600
www.greencap.com.au

Friday, 21/08/2015

Our ref: C107948:J133510-Building A

Gaurang Sheth
South East Sydney Local Health District
430 Kingsway
**CARINGBAH NSW 2229**

Dear Gaurang,

## Re: Asbestos Identification Analysis - Building A, Sutherland Hospital, 430 Kingsway, Caringbah NSW 2229

This letter presents the results of asbestos fibre identification analysis performed on 7 samples collected by Geoff Wright of Greencap-NAA Pty Ltd on Monday, 17 August 2015. The samples were collected from Building A, Sutherland Hospital, 430 Kingsway, Caringbah NSW 2229.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Wollongong Laboratory in accordance with Greencap-NAA Test Method NALAB 302 Asbestos Identification Analysis and following the guidelines of Australian Standard AS4964-2004.

The samples will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact Geoff Wright.

Yours sincerely
**GreencapNAA**

**Daniel Cottom : Approved Identifier**

**Daniel Cottom : Approved Signatory**

NATA
WORLD RECOGNISED ACCREDITATION

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Corporate Site No. 5450, Site No. 21836 Wollongong Laboratory.
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

**Wollongong Laboratory**
**Sample Analysis Results**

GREENCAP NAA

Friday, 21/08/2015

**Our ref: C107948:J133510-Building A**

| **Site Location:** | Building A, Sutherland Hospital, 430 Kingsway, Caringbah NSW 2229 | | |
|---|---|---|---|
| | **Sample ID** | **Sample Location/Description/Weight or Size** | **Analysis Result** |
| 1 | J133510-Building A 001 | Main Building - Level 01 - Loading Dock (TSHA1LD2) - Air Conditioning Ductwork - Sprayed Vermiculite<br>Grey compressed/formed powder, mica vermiculite-type material<br>~ 35 x 15 x 5 mm | No Asbestos Detected |
| 2 | J133510-Building A 002 | Main Building - Level 01 - Kitchen 20 (TSHA1K35) - Southeast - Wall Lining - Fibre Cement Sheeting<br>White painted gold-grey fibre cement sheet material<br>~ 12 x 10 x 3 mm | No Asbestos Detected<br>Organic Fibres |
| 3 | J133510-Building A 003 | Main Building - Level 01 - Kitchen 20 (TSHA1K35) - Throughout - On Ground - Sheet Vinyl<br>Red brittle vinyl material only (no distinct adhesive layer present)<br>~ 80 x 30 x 3 mm | No Asbestos Detected<br>Organic Fibres |
| 4 | J133510-Building A 004 | Main Building - Level 01 - Electrical Lamp Storage Room (TSHA1P17) - East - Electrical Distribution Board - Compressed Bituminous Electrical Panel<br>Black brown compressed bituminous, asbestiform fibrous board material<br>~ 11 x 5 x 2 mm | **Chrysotile (white asbestos)** |
| 5 | J133510-Building A 005 | Main Building - Level 01 - Store (TSHA1N03) - Various Throughout - Walls - Behind Ceramic Tiles - Adhesive<br>Black-brown hardened adhesive material<br>~ 15 x 8 x 2 mm | No Asbestos Detected |
| 6 | J133510-Building A 006 | Main Building - Level 04 - Corridor (TSHA4D01) - Various Throughout - Ceiling Space - Sprayed Insulation<br>Gold-grey compressed/formed powder, mica vermiculite-type material<br>~ 100 x 20 x 70 mm | No Asbestos Detected<br>Organic Fibres |
| 7 | J133510-Building A 007 | Main Building - Ground Level - Gazebo - East - Gable - Fibre Cement Sheeting<br>Dark red painted gold-grey fibre cement sheet material<br>~ 20 x 8 x 3 mm | No Asbestos Detected<br>Organic Fibres |

*** Shaded row with bolded text indicates sample contains a positive result for asbestos.**

Noel Arnold & Associates
A GREENCAP CONSULTING COMPANY
Risk Management Services

NOEL ARNOLD & ASSOCIATES PTY LTD
A.C.N. 006 318 010 A.B.N. 76 006 318 010
Level 2, 11 Khartoum Road,
North Ryde, NSW 2113 Australia
Phone: (02) 9889 1800
Fax: (02) 9889 1811
Email: sydney@noel-arnold.com.au
www.noel-arnold.com.au

Tuesday, 07/02/2012

Our ref: SS0272:96100-A

Laurie Boyd
SESIAHS
430 Kingsway
CARINGBAH NSW 2229

Dear Laurie,

Re: Asbestos Identification Analysis - Building A, Sutherland Hospital, 430 Kingsway, Caringbah NSW 2219

This letter presents the results of asbestos fibre identification analysis performed on 5 samples collected by Scott McIlwain of Noel Arnold & Associates Pty Ltd on Monday, 14 November 2011. The samples were stated to be from Building A, Sutherland Hospital, 430 Kingsway, Caringbah NSW 2219.

All sample analysis was performed using polarised light microscopy, including dispersion staining in our Sydney Laboratory in accordance with Noel Arnold and Associates Pty Ltd Test Method NALAB 302 "Asbestos Identification Analysis" and following the guidelines of Australian Standard AS4964-2004.

The samples will be kept for six months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table.

Should you require further information please contact Scott McIlwain.

Yours sincerely
NOEL ARNOLD & ASSOCIATES PTY LTD

Scott McIlwain : Approved Identifier

Simon Day : Approved Signatory

Sydney Laboratory
Sample Analysis Results

Noel Arnold & Associates

Tuesday, 07/02/2012 Our ref: SS0272:96100-A

| Site Location: | | Building A, Sutherland Hospital, 430 Kingsway, Caringbah NSW 2219 | |
|---|---|---|---|
| | Sample ID | Sample Location/Description/Weight or Size | Analysis Result |
| 1 | 96100-A<br>01 | TSHA1M04, Suspended ceiling tile - Insulation<br>Off white-painted white-grey compressed fibre-cement sheet material<br>~ 15 x 6 x 5 mm | Chrysotile (white asbestos) |
| 2 | 96100-A<br>02 | Store TSHA1N03, Plywood ceiling tile - Adhesive with compressed fibre cement sheet debris<br>A: Amber adhesive material and attached brown organic wood fibre material<br>B: White-grey fibre-cement material residue, attached to underside of sample 01A<br>A: ~ 30 x 10 x 1 mm B: ~ 10 x 10 x <1 mm | A: No Asbestos Detected<br>B: Chrysotile (white asbestos) |
| 3 | 96100-A<br>03 | Store TSHA1N03, Behind ceramic wall tiles - Rubbery adhesive<br>Black, grey rubbery mastic material<br>~ 30 x 18 x 4 mm | No Asbestos Detected |
| 4 | 96100-A<br>04 | Store TSHA1N03, Wall penetrations for pipes - Fibrous insulation<br>White loosely-formed vitreous fibre material<br>~ 55 x 45 x 10 mm | No Asbestos Detected<br>Synthetic Mineral Fibres |
| 5 | 96100-A<br>05 | Store TSHA1N03, Wall penetrations adjacent soffit - Fibrous insulation<br>White loosely-formed vitreous fibre material<br>~ 35 x 22 x 10 mm | No Asbestos Detected<br>Synthetic Mineral Fibres |

* Shaded row with bolded text indicates sample contains a positive result for asbestos.

**Envirolab Services Pty Ltd**
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www.envirolab.com.au

# CERTIFICATE OF ANALYSIS 244180

## Client Details

| | |
|---|---|
| **Client** | Coffey Environment |
| **Attention** | Jake Iskenderian, Richard Wilkinson |
| **Address** | Level 19, Tower B, Citadel Tower, 799 Pacific Hwy, Chatswood, NSW, 2067 |

## Sample Details

| | |
|---|---|
| **Your Reference** | **754-SYDEN273910, Sutherland Hospital** |
| **Number of Samples** | 4 Dust, 3 Paint |
| **Date samples received** | 04/06/2020 |
| **Date completed instructions received** | 04/06/2020 |

## Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

## Report Details

| | |
|---|---|
| **Date results requested by** | 10/06/2020 |
| **Date of Issue** | 09/06/2020 |

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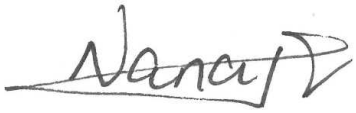
**Results Approved By**
Jaimie Loa-Kum-Cheung, Metals Supervisor

**Authorised By**



Nancy Zhang, Laboratory Manager

| Lead in Paint | | | | |
|---|---|---|---|---|
| Our Reference | | 244180-2 | 244180-5 | 244180-7 |
| Your Reference | UNITS | 69278 | 69287 | 69301 |
| Date Sampled | | 26/05/20 | 26/05/20 | 28/05/20 |
| Type of sample | | Paint | Paint | Paint |
| Date prepared | - | 05/06/2020 | 05/06/2020 | 05/06/2020 |
| Date analysed | - | 05/06/2020 | 05/06/2020 | 05/06/2020 |
| Lead in paint | %w/w | <0.005 | 0.005 | 0.34 |

| Lead (dust) | | | | | |
|---|---|---|---|---|---|
| Our Reference | | 244180-1 | 244180-3 | 244180-4 | 244180-6 |
| Your Reference | UNITS | 69275 | 69284 | 69286 | 69288 |
| Date Sampled | | 26/05/20 | 26/05/20 | 26/05/20 | 26/05/20 |
| Type of sample | | Dust | Dust | Dust | Dust |
| Date prepared | - | 05/06/2020 | 05/06/2020 | 05/06/2020 | 05/06/2020 |
| Date analysed | - | 05/06/2020 | 05/06/2020 | 05/06/2020 | 05/06/2020 |
| Lead | mg/kg | 160 | 36 | 240 | 130 |

| Method ID | Methodology Summary |
|---|---|
| **Metals-020** | Determination of various metals by ICP-AES. |
| **Metals-020/021/022** | Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS. |

| QUALITY CONTROL: Lead in Paint | | | | | | Duplicate | | | Spike Recovery % | |
|---|---|---|---|---|---|---|---|---|---|---|
| Test Description | Units | PQL | Method | Blank | # | Base | Dup. | RPD | LCS-1 | [NT] |
| Date prepared | - | | | 05/06/2020 | 7 | 05/06/2020 | 05/06/2020 | | 05/06/2020 | [NT] |
| Date analysed | - | | | 05/06/2020 | 7 | 05/06/2020 | 05/06/2020 | | 05/06/2020 | [NT] |
| Lead in paint | %w/w | 0.005 | Metals-020/021/022 | <0.005 | 7 | 0.34 | 0.24 | 34 | 93 | [NT] |

| QUALITY CONTROL: Lead (dust) | | | | | | Duplicate | | | Spike Recovery % | |
|---|---|---|---|---|---|---|---|---|---|---|
| Test Description | Units | PQL | Method | Blank | # | Base | Dup. | RPD | LCS-1 | [NT] |
| Date prepared | - | | | 05/06/2020 | [NT] | [NT] | [NT] | [NT] | 05/06/2020 | [NT] |
| Date analysed | - | | | 05/06/2020 | [NT] | [NT] | [NT] | [NT] | 05/06/2020 | [NT] |
| Lead | mg/kg | 1 | Metals-020 | <1 | [NT] | [NT] | [NT] | [NT] | 96 | [NT] |

## Result Definitions

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

## Quality Control Definitions

| | |
|---|---|
| **Blank** | This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples. |
| **Duplicate** | This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable. |
| **Matrix Spike** | A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist. |
| **LCS (Laboratory Control Sample)** | This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample. |
| **Surrogate Spike** | Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples. |

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

The recommended maximums for analytes in urine are taken from “2018 TLVs and BEIs”, as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.

Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2

## Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

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

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

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

Measurement Uncertainty estimates are available for most tests upon request.

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

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

# Appendix B: Scope Clarification Site Plan

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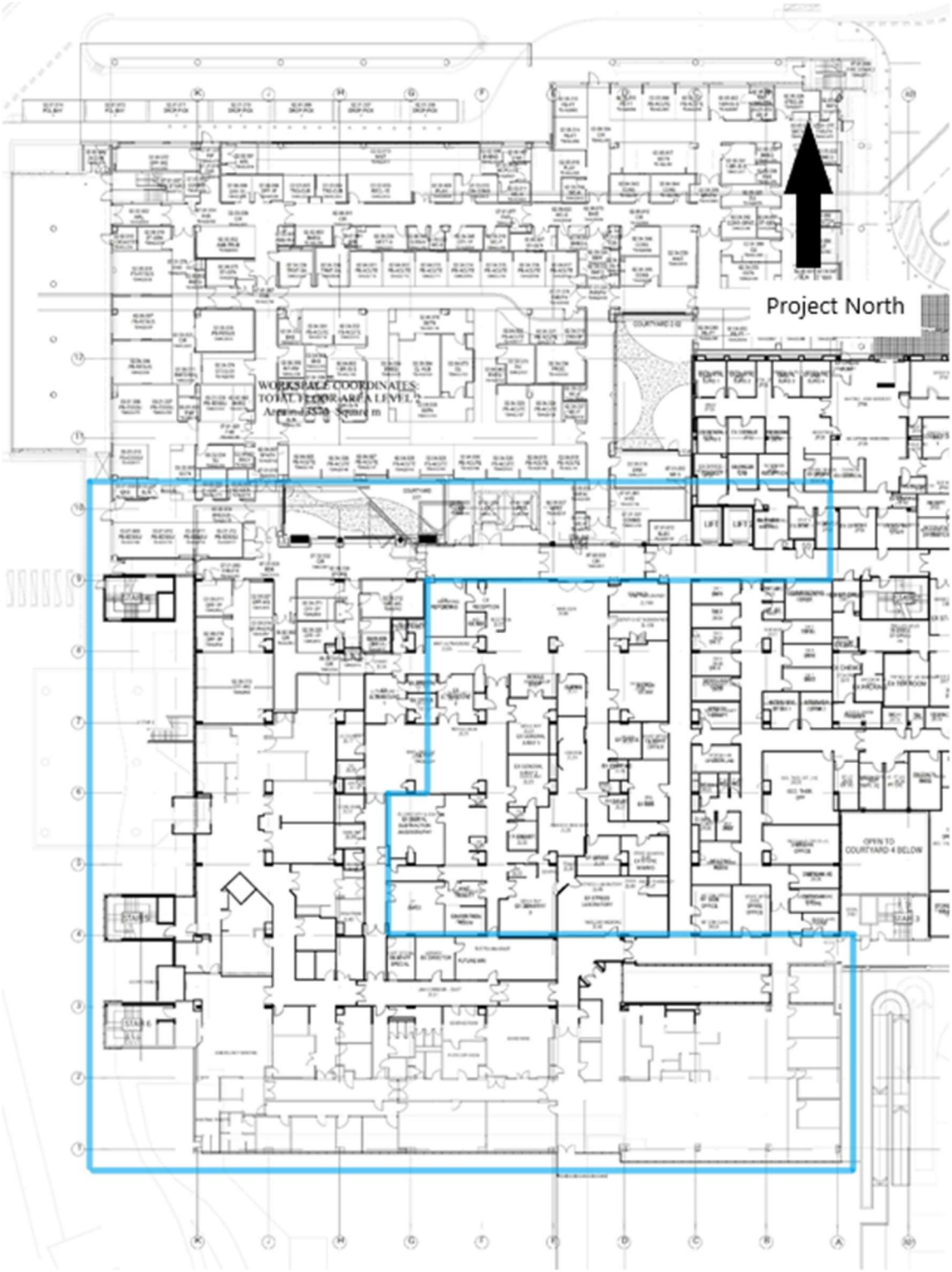
# Site Plan Location Mark-Ups

The Sutherland Hospital Operating Theatre Upgrade Project

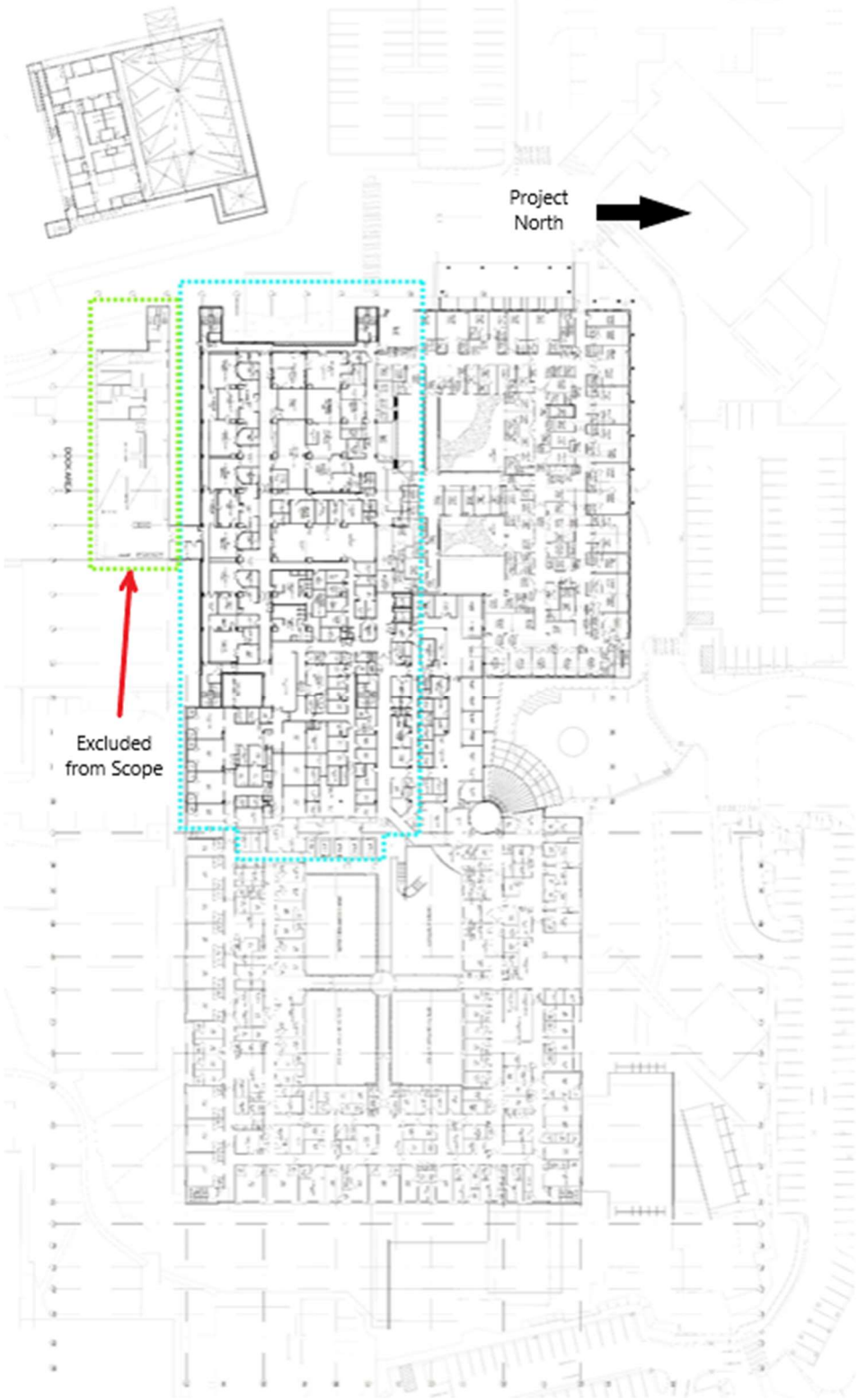
Site Plan Location Mark-Ups Schedule.

| DRAWING REFERENCE | CONTENT |
|---|---|
| SK001 | Level 2 |
| SK002 | Level 3 |
| SK003 | Level 4 |
| SK004 | Level 5 – Roof |

SK001
Level 2



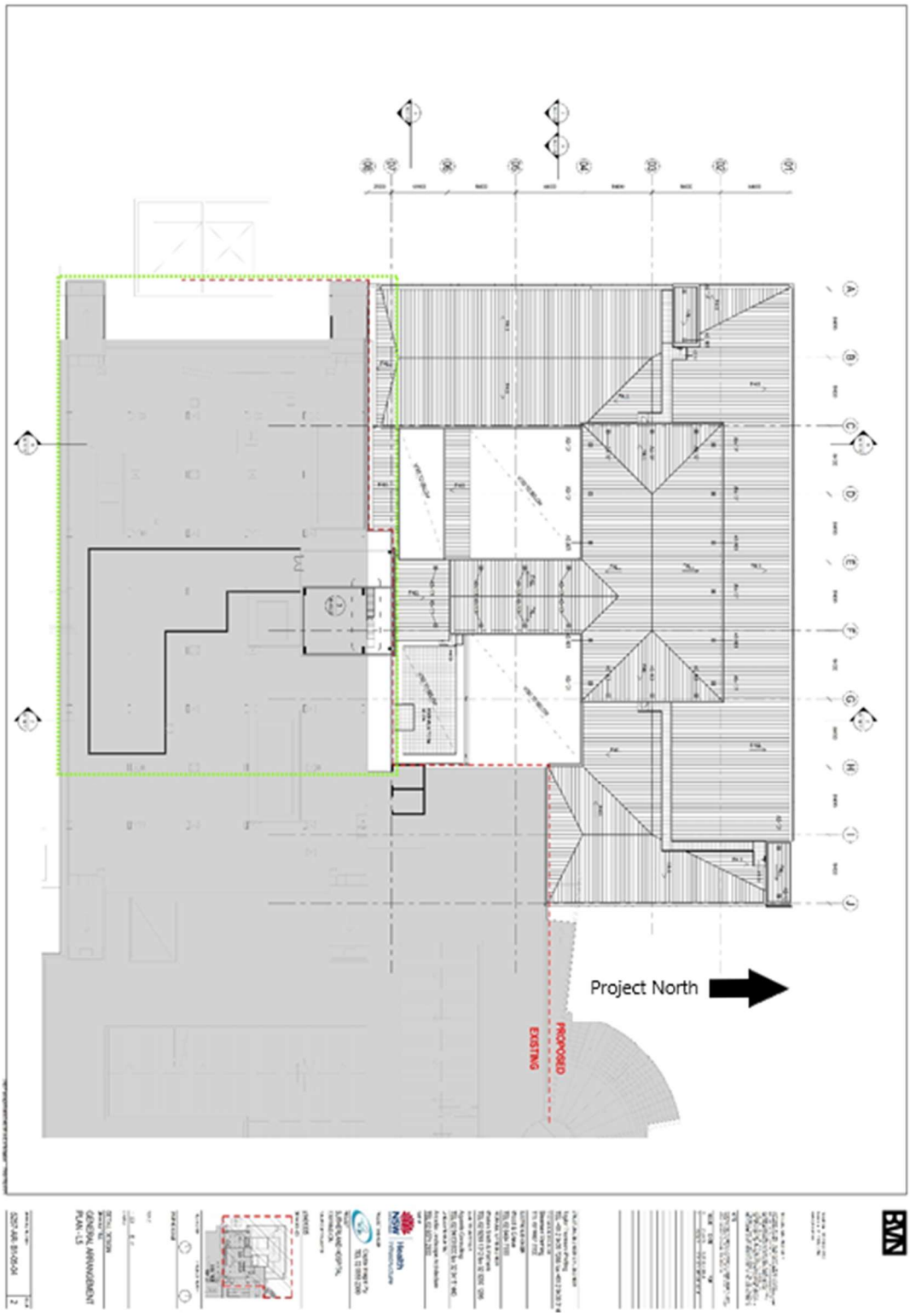
SK002
Level 3



SK003
Level 4

SK004

Level 5 – Roof



# Appendix D: Risk Assessment

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# Risk assessment

The presence of hazmat can represent a real or potential health risk to humans. Where, due to material condition and location, a pathway to human exposure does not exist, and then the risks to human health are significantly reduced.

## Asbestos-containing materials (ACM)

This section details the categorising of each instance of ACM with regards to friability, condition, accessibility, risk where applicable. Note that the samples which were found not to contain ACM were not categorised for friability, condition, accessibility or risk. Coffey included in the ACM register, the estimated quantities of the material from which the sample originated, for identification purposes.

In order to determine the level of risk associated with the identified ACMs the following aspects need to be assessed:

- Friability;
- Condition assessment; and
- Accessibility.

The following sections identify the descriptors used in the abovementioned categories observed on site.

## ACM friability

Each instance of confirmed ACM was categorised by Coffey in accordance with the categories outlined in the table below:

## ACM friability assessment

| Rating | Descriptor | Decision Rule |
|---|---|---|
| **N/A** | **Not-Applicable** | Non-asbestos containing material. |
| **N - No** | **Non- Friable** | Asbestos-containing material which, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure alone. |
| **Y - Yes** | **Friable** | Asbestos-containing material which, when dry, is or may become crumbled, pulverized or reduced to powder by hand pressure. |

## ACM condition assessment

The condition of each instance of confirmed or presumed ACM was classified as one of the three categories outlined in the two tables below:

## ACM Condition assessment

| Rating | Ranking / Descriptor | Non-Friable ACM | Friable ACM |
|---|---|---|---|
| **VG** | **Very Good** | Sealed/Encapsulated, no damage | Sealed/Encapsulated, no damage |
| **G** | Good | Unsealed, no damage | Sealed/Encapsulated |
| **F** | Fair | Unsealed, cracked and weathered | Cracked and damaged |
| **P** | Poor | Damaged or Debris | Damaged and or debris |

## Detailed condition assessment descriptors (ACM)

| Descriptor | Guideline |
|---|---|
| Good | Material is intact and shows no signs of deterioration;<br>No water staining or evidence of material being impacted by water; and/or<br>Any stable (sealed), non-friable asbestos material with no exposed edges.<br>The material must also be well sealed along the surface and edges (i.e. well painted and ceiling/wall sheets must be butt jointed into moulded plastic and the corners or edges must be similarly covered with moulding such a timber quadrant or timber strap). |
| **Fair** | • Material is breaking up, delaminating or coming loose from the substrate; and/or<br>• Slight water staining or buckling is evident; and/or<br>• Unsealed and not damaged asbestos cement material used internally.<br>This is recorded only if the damage/deterioration is less than ten per cent (10%) of the total area of the material. |
| **Poor** | • Material is non- cohesive. Parts of an installation may be dislodged, or large amounts of dust or pieces of material debris are located on ground near/below the installation; and/or<br>• Water has dislodged some of the material or has caused it to break away from the substrate, or the material is saturated with the potential to fall.<br>• Signs of accumulated dust or small pieces of material debris on ground near or below the installation and accidental or deliberate damage.<br>Also applies to debris and friable asbestos material with ANY degree of compromised encapsulation and/or enclosure. |

## Accessibility (ACM)

The accessibility to each instance of confirmed ACM was classified one of the three categories outlined in the table below:

## Accessibility (ACM)

| Descriptor | Guideline |
|---|---|
| **Low** | Where activities within the area where ACM are located are unlikely to impact the material;<br>or<br>Areas where the probability of being occupied by building users for extended periods on a regular basis are rare.<br>*(e.g. The material is located externally or above a suspended ceiling, in the roof space, or concealed in service ducts or piping*) |
| **Medium** | Where activities within the area where ACMs are located may occasionally impact the material,<br>or<br>Areas where the probability of being occupied by building users for short periods on a regular basis is high.<br>e.g. Plant rooms and workshops containing operational plant or equipment and are occasionally visited. Corridors, lunchrooms, toilets and internal elevated surfaces where a ladder is required for access. |
| **High** | Where activities within the area where ACM are located are readily impact the material,<br>or<br>Areas where the probability of being occupied by building users for extended periods on a regular basis is high.<br>E.g. Offices and workshops which are always occupied. As part of job occupants may come into contact with damaged or deteriorated ACM. |

## ACM level of risk

A risk assessment for each individual ACM to allow informed decisions about control measures during the ongoing occupancy of the assets was undertaken. The risk assessment then identifies the risk treatment options on how to manage *in situ* ACM, determined during the site inspection and is presented in the table below:

## ACM risk matrix

| Condition | High Accessibility | Medium Accessibility | Low Accessibility |
|---|---|---|---|
| **Very Good** | Medium | Low | Very Low |
| **Good** | Medium | Medium | Low |
| **Fair** | High | Medium | Medium |
| **Poor** | High | High | Medium |

*Note that the above decision rules are a guide only and some instances of ACM may have additional risk assessment outcomes, as appropriate.

## Description of risk levels (ACM)

| Risk Level | Guideline |
|---|---|
| Very Low | Material stable. Reassess condition prior any planned works likely to have an impact on these materials. |
| Low | Material stable. Reassess condition within 12 months. |
| Medium | Material may remain *in situ* under effective interim administrative controls. Material condition to be improved or likelihood of disturbance to be reduced within 12 months. |
| High | Area where the material is present; is not suitable for occupancy, remediation is required as soon practicable. Imminent risk of harm. **This category also applies to demolition and/or refurbishment works that will be impacting on asbestos-containing materials.** |

## Other hazardous materials

This section details the categorising of each instance of other hazmat with regards to friability, condition, accessibility, risk where applicable. The following sections identify the descriptors used in the abovementioned categories observed on site:

## Hazmat friability

| Variable | Score | Description |
|---|---|---|
| Friable | F | Unsealed SMF |
| | NF | Sealed SMF |
| | NA | Applicable to ODS, PCB, Lead in paint |

## Hazmat extent of damage and surface treatment

| Variable | Score | Examples of Score Descriptions |
|---|---|---|
| Extent of Damage | G | Good condition |
| | Av | Average condition |
| | P | Poor condition |
| Surface Treatment | S | Sealed |
| | P | Part sealed |
| | U | Unsealed |

## Material and location assessment

Coffey adopts the following material and location assessment algorithms in order to assess the risks associated with individual hazardous materials other than asbestos located.

## Hazmat friability

| Variable | Score | Description |
|---|---|---|
| Friable | F | Unsealed SMF |
| | NF | Sealed SMF |
| | NA | Applicable to ODS, PCB, Lead in paint |

## Hazmat extent of damage and surface treatment

| Variable | Score | Examples of Score Descriptions |
|---|---|---|
| Extent of Damage | G | Good condition |
| | Av | Average condition |
| | P | Poor condition |
| Surface Treatment | S | Sealed |
| | P | Part sealed |
| | U | Unsealed |

## Hazmat likelihood of disturbance

| Variable | Score | Examples of Score Descriptions |
|---|---|---|
| Occupant Activity | L | Low traffic area |
| | M | Medium traffic area |
| | H | High traffic area |

## Hazmat risk score

The hazardous materials other than asbestos risk score is a qualitative assessment determined by the combination of Material and Location Assessments. Depending on the material one or all of these criteria may be used in assessing the recommended Action.

## Hazmat risk score

| Variable | Score | Examples of Score Descriptions |
|---|---|---|
| **Risk Score** | L | Low exposure risk |
| | M | Medium exposure risk |
| | H | High exposure risk |

# Appendix E: Legislative Requirements

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# Legislative requirements

The assessment, and preparation of this report have been undertaken in accordance with the requirements of State/Territories legislation and standards outlined below.

### State/Territories relevant legislation

| States & Territories | Acts | Legislation |
|---|---|---|
| **Australian Capital Territory (ACT)** | ACT Work Health & Safety Act 2011 | ACT Work Health & Safety Regulation 2011 |
| **New South Wales (NSW)** | NSW Work Health & Safety Act 2011 | NSW Work Health & Safety Regulation 2017 |
| **Northern Territory (NT)** | NT Work Health & Safety Act 2011 | NT Work Health & Safety Regulation 2017 |
| **Queensland (QLD)** | QLD Work Health & Safety Act 2011 | QLD Work Health & Safety Regulation 2011 |
| **South Australia (SA)** | SA Work Health & Safety Act 2012 | SA Work Health & Safety Regulation 2012 |
| **Tasmania (TAS)** | Tasmanian Work Health & Safety Act 2012 | Tasmanian Work Health & Safety Regulation 2012 |
| **Victoria (VIC)** | Victorian Occupational Health and Safety Act 2004 | Victorian Occupational Health and Safety Regulation 2017 |
| **Western Australia (WA)** | Occupational Safety and Health Act 1984 | Occupational Safety and Health Regulation 1996 |

### States/Territories code of practices & compliance codes

| States & Territories | Codes of Practices & Compliance Codes | | |
|---|---|---|---|
| **Australian Capital Territory (ACT)** | Code of Practice: How to Manage and Control Asbestos in the Workplace. | Code of Practice: How to Safely Remove Asbestos. | Code of Practice: Demolition. |
| **New South Wales (NSW)** | Code of Practice: How to Manage and Control Asbestos in the Workplace. | Code of Practice: How to Safely Remove Asbestos. | Code of Practice: Demolition. |
| **Northern Territory (NT)** | Code of Practice: How to Manage and Control Asbestos in the Workplace. | Code of Practice: How to Safely Remove Asbestos. | Code of Practice: Demolition. |
| **Queensland (QLD)** | Code of Practice: How to Manage and Control Asbestos in the Workplace. | Code of Practice: How to Safely Remove Asbestos. | Code of Practice: Demolition. |
| **South Australia (SA)** | Code of Practice: How to manage and Control asbestos in the Workplace. | Code of Practice: How to Safely Remove Asbestos. | Code of Practice: Demolition. |
| **Tasmania (TAS)** | Code of Practice: How to Manage and Control Asbestos in the Workplace. | Code of Practice: How to Safely Remove Asbestos. | Code of Practice: Demolition. |

| | | | |
|---|---|---|---|
| **Victoria (VIC)** | Compliance Code: Managing Asbestos in Workplaces. | Compliance Code: Removing Asbestos in Workplaces. | Compliance Code: Demolition. |
| **Western Australia (WA)** | Code of Practice for Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)]. | Code of Practice for the Safe Removal of Asbestos [NOHSC:2002(2005)]. | Code of Practice: Demolition. |

The Victorian Compliance Codes align with the intent of the SafeWork Australia Model Code of Practice

### Hazardous materials standard & guidance notes

| Hazardous material | Guidance Notes |
|---|---|
| **Lead based paint** | AS/NZS *4361.2:2017* Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings |
| **Lead-containing dust** | National Environmental Protection Measure (NEPM) (NEPC,1999) as updated in 2013. |
| **Synthetic Mineral Fibres** | National Occupational Health and Safety Commission (1990) Synthetic Mineral Fibres; National Standard for Synthetic Mineral Fibres; and the National Code of Practice for the Safe Use of Synthetic Mineral Fibres |
| **Polychlorinated Biphenyls in fluorescent light capacitors** | ANZECC (1997) Identification of PCB-containing Capacitors: An Information Booklet for Electricians and Electrical Contractors |
| **Ozone Depleting Substances** | UNEP (2001) Inventory of Trade Names of Chemical Products containing Ozone Depleting Substances and their Alternatives |

Each section is to be read in conjunction with the whole of this report, including the appendices.

# Appendix F: Methodology

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# Methodology

Hazmat surveys are undertaken considering a risk management approach, in accordance with relevant statutory regulations and relevant Codes of Practice. A risk assessment was conducted based on a number of factors associated with hazmat identified during the survey and prioritised through Risk and Action Classifications.

The assessment involved the onsite investigation for the presence of ACM, SMF, LBP systems, LCD, PCB and ODS including chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs) and hydrofluorocarbons (HFCs). Information was collected from the site owners/occupiers/tenants where available on relevant issues pertaining to the site. Based on the available data and the status at the time of inspection, where items were identified, visual and/or analytical characterisation (where required) was performed and reported in **Appendix A: Asbestos and Hazmat Register**.

The assessment was conducted on the basis of the condition, type and location of the materials at the time of inspection. The scope of this investigation did not allow intrusive sampling techniques to be undertaken in all locations, and consequently the register may have limitations as a reference document for the purposes of renovation or demolition.

Only ‘typical’ suspected material occurrences are inspected and sampled. Sampling is undertaken on a representative basis, for example, the inspection of one fire door of the same type within the same area is undertaken (i.e. not every ‘matching’ fire door is examined), unless specifically instructed. Sample collection was performed in a non-destructive and non-invasive manner by competent persons. Presumptions, based on knowledge and experience, that inaccessible areas contain asbestos materials may also be made and stated within the register.

Samples collected are representative of the material sampled, individually identified, transported, analysed and reported in accordance with relevant Statutory Regulations, Codes of Practice and Coffey’s Work Instructions. Laboratories undertaking analysis are appropriately NATA certified for the analysis conducted. LCD thresholds are adopted from lead in soil thresholds found in the National Environment Protection Assessment of Site Contamination (ASC) Measure (1999) as amended in 2013 (NEPM).

The presence of asbestos in bulk samples is determined by Polarised Light Microscopy (PLM) with dispersion staining techniques. Where asbestos was found to exist, a risk assessment was conducted on each item and a priority rating applied. This was conducted in accordance with the protocols described in **Appendix C: Risk Assessment**.

The asbestos and hazmat register is made up of relevant information gathered on site plus Coffey’s assessment of risk and assignment of action ratings. Reference to photographs, where available, is made in the register along with sample identification and analysis results, where applicable. Sample analysis results from previous assessments may be utilised and referenced in this register.

# Appendix G: Statement of Limitations

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# Statement of limitations

Coffey has conducted work concerning the environmental status of the property which is the subject of this report and has prepared this report on the basis of that assessment.

The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within the time and budgetary requirements of the client, and in reliance on certain data and information made available to Coffey. The analyses, evaluations, opinions and conclusions presented in this report are based on those instructions, requirements, data or information, and they could change if such instructions etc. are in fact inaccurate or incomplete.

Investigations have been based on inspections conducted in accordance with relevant guidelines and standards, and normal industry practice, having regard to the client's instruction, and interpretations of conditions are based on the data from those inspections and, where relevant and conducted, testing. To the best of our knowledge, they represent a reasonable interpretation of the condition of the site as able to be inspected.

This report has been provided by Coffey for the sole use of the client and only for the purpose for which it was prepared. Any representation contained in the report is made only for the client.

No inspection can be guaranteed to locate all asbestos in a specific location. The assessment cannot be regarded as absolute, without extensive invasion of structures. Future demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

The assessment brief is to identify every reasonably accessible hazmat. Reasonably accessible does not extend to searching for concealed hazmat beneath concrete encased structural beams or beneath concrete floors, behind another hazmat, or any other locations which, to access, would cause structural damage that could potentially destabilise the structure or the building. Given the way in which hazmat was used in the construction of buildings, some may only be detected during the course of subsequent demolition.

Any areas within the remit of the assessment but not described within the body of the report or in the hazmat register should be regarded by the client as un-assessed, and suspected as ACM potentially containing amphibole asbestos. A competent person should assess such areas before any work affecting them is carried out.

It must be assumed that materials visually assessed as presumed asbestos contain amphibole asbestos, unless sampled and analysed to prove otherwise. All areas where access was not possible must also be presumed to contain asbestos until proven otherwise.

**Asbestos-containing materials**

Coffey assessors take samples at any situations known, or suspected, to contain Asbestos. Where the analysis determines that No Asbestos is Detected (NAD) the samples are listed in the report to provide information for potential future assessments.

Representative sampling is defined as one like sample per consistent material type, situation or item. In these instances, only one test sample will be collected for analytical confirmation and the results expressed as consistent and typical of the building. It is advisable to presume that materials similar to those positively identified as asbestos also contain asbestos until proved otherwise. It should not be presumed that materials similar in appearance to those tested and found not to contain asbestos also do not contain asbestos.

Due to the very low concentration of asbestos fibres and the non-homogenous matrix of vinyl floor tiles, false negative results may be obtained. Therefore, the accuracy of all results cannot be guaranteed.

Notably, with some asbestos-containing bulk material it can be very difficult, or impossible to detect the presence of asbestos using the polarised light microscopy analytical method, even after ashing or disintegration of samples. This is due to the low grade or small length or diameter of asbestos fibres

present in the material, or attributed to the fact that, very fine fibres have been distributed individually throughout the materials.

The analysis of many asbestos products used as a component of insulation materials, may be compromised in instances where the material has been heat affected, as heat may alter the morphology of the fibrous material.

Internal building materials should be assumed to contain asbestos until otherwise assessed.

Subsurface drains and pipes may be constructed of asbestos cement, but this could not be assessed. Any subsurface pipes, particularly those constructed of fibre-cement or concrete, should be assumed to contain asbestos until otherwise assessed.

It is also noted that sub-surface conditions can change with time, and the report is based on data that was gathered at the time of the report. Coffey will not update the report and has not taken into account events occurring after the time the assessment was conducted.

The following limitations and restrictions to specific materials, installations and locations are commonly found during assessments of this nature, even if safe access can be provided through consultation with the client this inspection and report may not include the following areas:

- **Risers / Ceiling, Floor or Wall Cavities, and Voids** - may be completely blocked or bricked in. Occasionally may only be detected if shown on building construction plans or during demolition
- **Columns / Structural Elements** - these will not be penetrated if doing so will damage the stability of the building
- **Roofs / External Areas** - these will not be checked if safe access cannot be achieved
- **Confined Spaces** - these will not be checked if safe access cannot be achieved
- **Restricted Access** - areas subject to restricted access will not be checked unless special arrangements have been made through the client within the remit of the assessment
- **Live Plant or Electrical Installations** - live electrical installations including fuse boxes, electrical control cabinets, distribution panels etc. are not routinely checked for safety reasons. Electrical equipment will only be examined if it is locked off and an isolation certificate has been issued. Under exceptional circumstances, when arranged by the client, examination of non-isolated equipment may take place under the supervision of an electrician
- **Live Refrigerators / Cold Rooms / Mechanical Equipment / Heater Units / Kilns** - may contain asbestos internally, which is not visible or accessible until the unit is isolated and dismantled

The Client must not rely on an inspection or report as indicating that a site or a building is “asbestos free”. All that the report can be relied upon to show is that no asbestos was found (or that only such asbestos was found as was reported to be found) in the course of the inspection. The findings of the report must be considered together with the specific scope and limitations of the type of inspection undertaken.

Please note nominated areas to be inspected were not vacant at the time of inspection, due to the active nature of the site unlimited intrusion was not possible, therefore the inspection is regarded as a limited pre demolition assessment.

**Should any other material suspected to contain asbestos or hazmat be found at the site, then works should cease and a suitably trained asbestos hygienist should be engaged to sample or assess the material.**