CARDINAL FREEMAN VILLAGE

Supporting Documentation

Appendix U

Hazardous Building Materials Survey

Prepared by **Hibbs & Associates**

aevum LIMITED

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GREENGATE CONSULTING (NSW) PTY LTD

HAZARDOUS BUILDING MATERIALS SURVEY
CARDINAL FREEMAN RETIREMENT VILLAGE, VICTORIA STREET, ASHFIELD, NSW 2131

REFERENCE NO. S5738A FINAL REV 1

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FINAL REPORT

for

HAZARDOUS BUILDING MATERIALS SURVEY
CARDINAL FREEMAN RETIREMENT VILLAGE
137 VICTORIA STREET
ASHFIELD NSW 2131

Prepared for

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Date: June 2009

CARDINAL FREEMAN RETIREMENT VILLAGE, ASHFIELD HAZARDOUS BUILDING MATERIALS SURVEY

EXECUTIVE SUMMARY

This report presents the findings of a hazardous building materials survey and qualitative risk assessment of the nominated buildings/areas detailed below which are located at Cardinal Freeman Retirement Village, Victoria Street, Ashfield, NSW 2131.

The hazardous materials included in this survey are asbestos, synthetic mineral fibre (SMF), lead based paint systems and PCBs (polychlorinated biphenyls).

For the purpose of this survey, the term 'asbestos materials' includes bonded asbestos products such as asbestos cement sheeting, manufactured items such as asbestos fabric and unprocessed asbestos used as insulation or fireproofing. Unbonded asbestos which is capable of being crushed by hand pressure is defined as friable asbestos.

The survey was authorised by Mr John Grossman, of Greengate Consulting (NSW) Pty Ltd and was carried out by Tin Win of Hibbs and Associates Pty Ltd. The site inspection was carried out between the periods 25th to 27th May 2009 and the inspection details are summarised below.

Asbestos Materials

The buildings surveyed in Care Precinct are detailed below:

<u>100 and 102 Queen Street (8-10 Clissold Cottages)</u>

- Asbestos in backing material of vinyl floor sheeting in kitchen (102 Queen Street)
- Asbestos cement wall lining to wet areas (bathroom, toilet and laundry)
- Electrical backing board in metal cabinet, building external
- Asbestos cement eaves
- Asbestos cement partition wall in store room behind carport

<u>Serviced Apartments – nominated areas (Laundry and Switch Room)</u>

- No asbestos materials were identified.

<u>Nursing Home</u>

- Electrical backing board in switchboard cupboard

<u>Building F</u>

This building was surveyed in January 2007. Refer to Hibbs report S4775 (Hazardous Building Materials Survey, Building F, 137 Victoria Street, Ashfield).

The buildings surveyed in Village Green are detailed below:

Convent & Village Cafe

- Electrical backing board in metal cabinet, building external
- The lift foyer doors may contain asbestos in the core, a sample was not able to be collected without damaging the surface finish.

Village Administration Office

- No asbestos materials were identified.

Activities Centre

- No asbestos materials were identified.

Building E

- Electrical backing board in Switch Room.

Chapel Undercroft – Workshop

- Electrical backing board in passage

Chapel – Sisters Office

- Asbestos in vinyl floor sheeting (entry and kitchen)
- Cement wall sheet lining, to wet areas (bathroom, toilet unable to obtain sample without damaging surface finishes) may contain asbestos

Chapel – Fathers Residence (unable to gain access)

The Fathers residence is an extension of the Sisters Office that has been partitioned off, to provide separate quarters. The Fathers residence and the Sisters Office are located in the same building and were constructed at the same time. It is therefore reasonable, to assume that they contain similar building materials. We are unable to comment on the furnishings. However, if the Fathers residence contains vinyl floor sheeting similar in appearance to the vinyl floor sheeting observed in the Sisters Office, it should be considered to contain asbestos.

- Cement wall sheet lining, to wet areas may contain asbestos

The asbestos materials as listed above are in a fair and stable condition and no remedial action is required. The 'Maintain Undisturbed' (defer action) option as outlined in the National Occupational Health and Safety Commission "Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)]" is recommended as a medium-term strategy for management of the asbestos materials.

Implementation of asbestos management procedures that minimises the potential for future damage of the asbestos materials should also be adopted. The asbestos material(s) should be labelled and inspected on a periodical basis to ensure any

deterioration or damage is detected early and that the material(s) are maintained in a good and stable condition.

It is recommended that the materials listed in this report as potentially containing asbestos that were not sampled at the time of the survey, are sampled prior to any refurbishment works that require their removal or disturbance.

The asbestos materials should be removed prior to the commencement of demolition and / or refurbishment works that may disturb them. The removal of the asbestos materials should be done in accordance with the requirements of the National Occupational Health and Safety Commission "Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002(2005)]".

Synthetic Mineral Fibre Materials

Minor sources of synthetic mineral fibre-containing materials were present in the following locations:

- SMF insulation batts to ceiling (roof void)
- SMF insulation to fixed and flexible air conditioning ducting

These materials do not pose a significant health risk to the occupants and no remedial action is required at this stage.

The handling or removal of SMF materials should be undertaken in accordance with the Occupational Health & Safety Regulation 2001 and the National Occupational Health and Safety Commission Synthetic Mineral Fibre National Standard (NOHSC:1004) and National Code of Practice (NOHSC:2006).

Lead Based Paint Systems

Forty eight tests for lead-based paint were undertaken to determine the approximate lead content in the paints used on site. The results were used to establish whether the paints contain significant concentrations of lead to be classified as a lead based paint, in accordance with the standards referred to in this report. Eight of the paint systems tested positive to the presence of lead when tested by the portable XRF spectrum analyser.

No peeling or deteriorating paint systems were identified in the areas that tested positive to the presence of lead. No remedial works are required.

There are currently no legislative requirements for the general removal of lead based paints. Any works, which may disturb potential lead based paint systems, should be conducted in accordance with the requirements of Australian Standard AS 4361.2 1998 "*Guide to lead paint management, Part 2: residential and commercial buildings*

Polychlorinated Biphenyl Capacitors

No PCB containing capacitors were identified in the fluorescent light fittings.

The site assessment examined a representative portion of the fluorescent light fittings throughout the building. However, it is possible that there will be a variation of capacitor types (or leaking capacitors) in fittings not examined.

Should any metal cased capacitors or ballasts be identified in other light fittings on the site they should be checked for PCB content. Any leaking PCB containing capacitors identified should be removed and disposed of in accordance with National Occupational Health & Safety Commission requirements prior to the commencement of any renovation or demolition works that may cause their disturbance.

CARDINAL FREEMAN RETIREMENT VILLAGE, ASHFIELD HAZARDOUS BUILDING MATERIALS SURVEY

TABLE OF CONTENTS

1.0 INTRODUCTION

This report presents the findings of a hazardous building materials survey and qualitative risk assessment of the nominated buildings/areas detailed below which are located at Cardinal Freeman Retirement Village, Victoria Street, Ashfield, NSW 2131.

The buildings surveyed in Care Precinct are detailed below:

- 100 and 102 Queen Street (8-10 Clissold Cottages)
- Serviced Apartments – nominated areas (Laundry and Switch Room)
- Nursing Home
- Building F (This building was surveyed in January 2007. Refer to Hibbs report S4775 - Hazardous Building Materials Survey, Building F, 137 Victoria Street, Ashfield).

The buildings surveyed in Village Green are detailed below:

- Convent & Village Café
- Village Administration Office
- Activities Centre
- Building E
- Chapel Undercroft - Workshop
- Chapel – Sister's Office
- Chapel – Father's Residence

The hazardous materials included in this survey are asbestos, synthetic mineral fibre (SMF), lead based paint systems and PCBs (polychlorinated biphenyls).

The survey was authorised by Mr John Grossman, of Greengate Consulting (NSW) Pty Ltd and was carried out by Tin Win of Hibbs and Associates Pty Ltd. The site inspection was carried out between the periods of the 25th to the 27th of May 2009.

Acknowledgement is given to Ms Debra Drummond, Village Manager of Cardinal Freeman Retirement Village, for her co-operation and assistance provided at the time of the survey.

The findings are presented in Section 4.0. The qualitative risk assessment criteria and a risk assessment and recommendations are presented in Sections 5.0 and 6.0 respectively.

2.0 SURVEY METHODOLOGY

2.1 Survey Methodology – Hazardous Building Materials

An inspection of nominated buildings/areas at the Cardinal Freeman Retirement Village, Victoria Street, Ashfield, NSW was performed to identify the typical locations and applications in which hazardous building materials have been used. For the purpose of this survey hazardous building materials include:

1. Asbestos containing materials.
2. Synthetic Mineral Fibre (SMF) materials.
3. Fluorescent light capacitor fittings containing polychlorinated biphenyls (PCB).
4. Deteriorating or flaking lead based paint systems applied to the building.

The scope of the survey was limited to a visual inspection of the accessible and representative construction materials, finishing materials and building services, and the collection of materials suspected of containing the hazardous materials listed above. Representative samples of suspected hazardous materials were collected where it was possible to do so without substantially damaging the decorative finishes, waterproofing membranes, equipment etc. No destructive sampling or damage to the existing finishes or services was performed to obtain samples or gain access to otherwise inaccessible areas. Equipment not associated with the building fabric and operational services was not included in the survey.

Due to the destructive nature of the sampling process, it is not possible to collect samples of all materials. Where it is not possible to collect a sample of material, the inspector has used his professional experience to make a judgement on the status of the material or the areas concerned. Where the inspector believes or suspects the material may contain asbestos, SMF or PCB this has been recorded in the survey report and these materials should be treated as a hazardous material. If work is to be performed on these materials, they should first be analysed to confirm their status.

The asbestos sample analysis register is contained in Appendix 1. A lead paints analysis register is contained in Appendix 2. Photographs are contained in Appendix 3. Site diagrams are contained in Appendix 4.

2.2 Material Sample Identification

2.2.2 Asbestos Samples

Representative samples of materials suspected of containing asbestos were collected. The samples were analysed in-house for the presence of asbestos using Hibbs & Associates Pty Ltd Test Method No. 2. This method uses Polarised Light Microscopy supplemented with Dispersion Staining and is based on Australian Standard “AS4964-2004 Method for the qualitative identification of asbestos in bulk samples ” and “ HSG248 Appendix 2: Asbestos in bulk materials”.

Asbestos Types and Common Name

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite- Blue Asbestos

2.2.3 Lead in Paints

a. Lead Paint Standard

Australian Standard, AS 4361.2-1998 "Guide to Lead Paint Management, Part 2: Residential and Commercial Buildings" defines lead paint as a paint film or component coat of a paint system in which the lead content (calculated as lead metal) is in excess of 1.0% by weight of the dry film, as determined by laboratory testing.

The Standard for the Uniform Scheduling of Drugs and Poisons (National Drugs and Poisons Schedule Committee No.21, June 2006) classifies paints having more than 0.1% lead as a Third Schedule Paint and prohibits their manufacture supply or use except for specific exemptions.

It is generally accepted by industry that paints with greater than 0.25% lead require some precautions when working on them.

b. Lead Paint Sample Identification

The samples were analysed for the presence of lead using a Niton XL300 Portable X-Ray Fluorescence (XRF) Spectrum Analyser. XRF measures the lead content in paint as mass per unit area with the results expressed in mg/cm^2. For a paint film thickness of 1.0 mm, an XRF result of 1 mg/cm^2 is equivalent to a lead content of approximately 0.5% (AS 4361.2-1998 Guide to lead paint management: Part 2, Residential and commercial buildings).

For the purpose of this survey, we have defined lead containing paint as those paints with a lead concentration exceeding 0.5 mg/cm^2 (i.e. >0.25% lead) when tested using the Niton portable XRF spectrum analyser.

The detection limit of the instrument is 0.5 mg/cm². Analytical results less than 0.5 mg/cm² are reported as negative and values greater than 0.5 mg/cm² are reported together with the corresponding Depth Index (DI) as positive. The Depth Index (DI) is a numerical indication of the depth that the lead containing paint film is located at from the surface, as detected by the instrument. A DI of less than 1.5 indicates lead very near the surface layer of paint. A DI between 1.5 and 4.0 indicates moderately covered lead. A DI greater than 4.0 indicates deeply buried lead.

To ensure the accuracy of the results, the XRF analyser is re-calibrated every hour during testing which is in addition to the in-built self-calibration check that occurs when the instrument is turned on or reset to a new mode. Furthermore, the calibrations are checked against several standard samples (provided by manufacturer is a set of government-traceable lead paint films for Lead Paint Testing Mode). These tests when compared to known standards with certified values ensure that the instrument is

functioning properly and the results can be validated with a permanent record of regular calibrations.

2.2.4 PCB Electrical Components

Representative samples of each major type of fluorescent light were examined to determine which lights are fitted with PCB containing ballast capacitors. The details of the brand and model of each capacitor were recorded and checked with the ANZECC database and our in-house database of known PCB capacitors and PCB free capacitors.

The Australian and New Zealand Environment Conservation Council "Polychlorinated Biphenyls Management Plan, November 1996" outlines the National Strategy for the management of PCB's.

These documents are similar and, in summary, define PCB materials and wastes as follows:

<2 mg/kg	- PCB free.
2 mg/kg - <50 mg/kg	- Non-Scheduled PCB material or waste.
>50 mg/kg	- Scheduled PCB material or waste.
>100,000 mg/kg (10%)	- Concentrated PCB material

2.3 Statement of Building Survey Limitations

This report was prepared for Greengate Consulting (NSW) Pty Ltd solely for the purposes set out herein and it is not intended that any other person use or rely on the contents of the report. The information contained in this report is based on a limited review of the site, interviews with site personnel and review of documentation provided to Hibbs & Associates Pty Ltd at the time of the review. Whilst the information contained in the report is accurate to the best of our knowledge and belief, Hibbs & Associates Pty Ltd cannot guarantee the completeness or accuracy of any of the descriptions or conclusions based on the information supplied to it or obtained during the investigations, site surveys, visits and interviews. Furthermore, conditions can change within limited periods of time, and this should be considered if the Report is to be used after any elapsed time period subsequent to its issue.

Hibbs & Associates Pty Ltd has exercised reasonable care, skill and diligence in preparation of the Report. However, except for any non-excludable statutory provision, Hibbs & Associates Pty Ltd gives no warranty in relation to its services or the report, and is not liable for any loss, damage, injury or death suffered by any party (whether caused by negligence or otherwise) arising from or relating to the services or the use or otherwise of this report. Where the client has the benefit of any non-excludable condition or warranty, Hibbs & Associates Pty Ltd's liability is, to the extent permitted by law, limited to re-performing the services or refunding the fees paid in relation to the services or sections of the report not complying with the conditions or warranty.

This Report lists the known specific and typical locations/applications/sources of the hazardous building materials identified in the areas of the buildings inspected. Whilst the Report has been prepared with all due care and every reasonable attempt has been

made to identify and locate all the sources of the hazardous building materials listed above, as the survey involves a visual inspection and sampling process, only those materials that are physically accessible and recognisable as hazardous building materials, can be located and identified. Therefore, it is possible that hazardous building materials which may be concealed within inaccessible areas / voids or have been installed in non-typical applications or installed in such a manner as to conceal their nature/identity, may not be identified and located during the survey. Such concealed and / or inaccessible areas fall into a number of categories.

(i) Inside set ceilings or wall cavities.

(ii) Building facades or other height restricted areas.

(iii) Those areas accessible only by dismantling equipment or performing minor local demolition work.

(iv) Service shafts, ducts etc., concealed within the building structure or internal areas of the plant or equipment.

(v) Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during building works.

(vi) Materials covered or concealed (partially or otherwise) by other materials/items preventing or limiting visual access or identification/recognition.

(vii) Materials installed in non-typical applications, covered by other materials or installed in such a manner that disguises or conceals their nature in any way that may hinder their identification or recognition as a hazardous material.

Therefore, without substantial demolition of the building it is not possible to guarantee that every source of hazardous material has been identified.

During the course of future refurbishment or demolition works, care should be exercised when entering any previously inaccessible areas and it is imperative that work cease pending further sampling if any unknown materials or suspected hazardous building materials are encountered.

This Report should not be used for the purpose of tendering, preparing costing or budgets, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of works. The Report must be read in its entirety and must not be copied, distributed or referred to in part only. The Report must not be reproduced without the written approval of Hibbs & Associates Pty Ltd.

3.0 BRIEF DESCRIPTION OF THE SITE

The Cardinal Freeman Retirement Village site comprises of several buildings at Ashfield. It is located within the block bounded by Clissold Street on the north, Seaview Street on the south, Victoria Street on the east and Queen Street on the west. The buildings relevant to the survey are described below. Refer to the site diagram in Appendix 4.

The buildings surveyed in Care Precinct are detailed below:

100 and 102 Queen Street Cottages (8-10 Clissold Cottages)

100 and 102 Queen Street are two single-storey residential buildings with similar L-shaped floor layouts. There is a carport between the two buildings with a small store room behind. 102 Queen Street was occupied at the time of the inspection. 100 Queen Street was undergoing renovation works at the time of the inspection.

Serviced Apartments (Laundry & Entry) Building

This is a large two storey building comprising of serviced apartments, dining area, kitchen, etc. The areas nominated for inspection were limited to the areas where the proposed walkway from the new nursing home will join the building. Included in the survey were the lower ground Switch room and the two laundry rooms on the ground and upper floor.

Nursing Home

The two level building comprises of the nursing home level and the basement car park level. The wards identified as 1-14 and adjacent areas which are located along the southern corridor and the western corridor form part of the older section of the building. The wards identified as 15-26 along the northern corridor and adjacent areas is the newer section of the building.

The buildings surveyed in Village Green are detailed below:

Convent and Village Café Building

The Convent is a two-storey building that is connected to the single-storey Village Café building. The Convent comprise of rooms on either side of the main passage/corridor on both floors. The Convent was vacant at the time of the inspection. The café comprises of a dining area, a kitchen, a toilet and two store rooms. The buildings are brick with a pitched tiled roof and concrete floors.

Village Administration Office Building

The Administration building is a single storey small building comprising of the reception area, three office rooms and a toilet. The building is brick with a tiled roof and concrete floor.

Activities Centre Building

This building comprises of a large hall and amenities (kitchen, store rooms, toilets) on the upper ground floor. The lower ground floor comprise of a hair salon, a library and

two store rooms along the northern side. The building is brick with a tiled roof and concrete floor.

Building E

Building E is a two storey building with an open courtyard in the centre of the building. The building has brick walls with a pitched tile roof and concrete slab flooring. A concrete ramp to the upper floor is located on the northern side or front of the building. A stairwell is located to the rear of the building. The ground floor units are numbered 89 to 94 and the upper floor units are numbered 95 to100. All the 12 units were occupied. The unit nominated for inspection was No. 96 which is located on the upper floor.

Chapel Undercroft - Workshop

The area that was nominated for inspection comprises of the maintenance workshop, archives store room and the passage behind where the two stairwells to the Chapel are located.

Chapel - Sisters Office

The area that was inspected comprises of an open plan office area, two office rooms, a toilet / shower room and a kitchen / lunch room.

Chapel – Fathers Residence (unable to gain access)

The Fathers residence is an extension of the Sisters Office that has been partitioned off, to provide separate quarters. The Fathers residence and the Sisters Office are located in the same building and were constructed at the same time. It is therefore reasonable, to assume that they contain similar building materials. We were unable to gain access and cannot comment on the furnishings within the Fathers residence.

4.0 SURVEY DETAILS

The following section details the site inspection findings and outlines the location of the hazardous building materials identified.

4.1 100-102 Queen Street (8-10 Clissold Street)

The two single-storey residential buildings are L-shaped and are similar in floor layout. 102 Queen Street was occupied and only limited access was available at the time of the inspection. Refer to Photograph 17 in Appendix 3.

The buildings are brick with rendered perimeter walls, internal plasterboard lined walls, concrete slab floors and tiled roofs. The ceilings throughout the two cottages are mostly raked ceilings of set plasterboard and timber (lounge room). The concrete floors are generally carpeted except the kitchen, laundry and in the wet areas.

4.1.1 Asbestos Materials

(i) 102 Queen Street, Kitchen - The red vinyl floor sheeting covering the floor did not contain asbestos. However, the backing underneath the vinyl floor sheeting contains asbestos. Refer to Sample S5738A/10 in Appendix 1 and Photograph 18 in Appendix 3.

(ii) 102 Queen Street, Laundry – The beige coloured vinyl floor tiles of size 30cm x 30cm in the Laundry did not contain asbestos. Refer to Sample S5738A/11 in Appendix 1 and Photograph 19 in Appendix 3.

(iii) 102 Queen Street, External – The eaves of the building and the backing board are assumed to contain asbestos. Refer to (viii) below.

(iv) Carport (between 100 and 102 Queen Street) & Store room – The store room behind the carport has asbestos cement partition wall. Refer to Sample S5738A /12 in Appendix 1.

(v) 100 Queen Street, Ensuite, Toilet & Bathroom – The fibre cement lined walls in the ensuite contains asbestos. Refer to Sample S5738A/13 in Appendix 1. The common toilet and bathroom walls are similarly lined and are assumed to contain asbestos.

(vi) 100 Queen Street, Laundry / Toilet & Store room – The fibre cement lined walls contain asbestos. Refer to Sample S5738A/14 in Appendix 1. The store room walls are similarly lined and are assumed to contain asbestos.

(vii) 100 Queen Street, External – The eaves of the building contain asbestos. Refer to Sample S5738A/15 in Appendix 1 and Photograph 20 in Appendix 3.

(viii) 100 Queen Street, External – The black backing board in the electrical cabinet is assumed to contain asbestos. No sample was collected because of the inherent electrical hazard. Refer to Photograph 21 in Appendix 3.

4.1.2 SMF Materials

(i) The underside of the tiled roof is lined with sarking. SMF (synthetic mineral fibre) insulation batts are located on the set plasterboard ceiling.

4.1.3 Lead Paint Systems

Four tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. All tested negative to the presence of lead. Refer to details below and test results in Appendix 2 (Tests S5738A/P18 to S5738A/P21). No peeling or deteriorated paint systems were identified in the areas tested.

(i) 100 Queen Street - The green paint system applied to the timber door tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P18 in Appendix 2.

(ii) 100 Queen Street - The green paint system applied to the cupboard door tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P19 in Appendix 2.

(iii) 100 Queen Street - The green paint system applied to the timber window sill tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P20 in Appendix 2.

(iv) 100 Queen Street - The varnish paint system applied to the kitchen cupboard door tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P21 in Appendix 2.

4.1.4 PCB Electrical Components

(i) No fluorescent light fittings likely to house metallised capacitors were identified during the inspection.

4.2 Service Apartments Building – Nominated Areas (Laundry)

The nominated areas for inspection in this large building include the laundry areas and switch room, refer Photographs 9 and 10 in Appendix 3. Photograph 9 shows the first floor layout (fire evacuation plan) and Photograph 10 shows the switch room access door and the laundry area above.

4.2.1 Asbestos Materials

(i) Laundry, First floor - The fibre cement cladding on the eastern side of the laundry balcony did not contain asbestos. Refer to Sample S5738A/04 in Appendix 1 and Photographs 11 and 12 in Appendix 3.

(ii) Laundry, First floor - The fibre cement eaves in the laundry balcony did not contain asbestos. Refer to Sample S5738A/05 in Appendix 1.

(iii) Laundry, First floor – The ceiling is set plasterboard. No access is available to the ceiling / roof cavity. Refer to Photograph 13 in Appendix 3.

(iv) Laundry, Ground floor – No asbestos materials were identified in the ceiling cavity.

(v) Switch Room & adjacent Sub-floor area – The fibre cement sheeting on the wall of the room did not contain asbestos. Refer to Sample S5738A/06 in Appendix 1 and Photograph 14 in Appendix 3. Refer also to Photograph 15 in Appendix 3 that shows fibre cement debris in the sub-floor area adjacent to the Switch Room.

4.2.2 SMF Materials

(i) No synthetic mineral fibres were sighted.

4.2.3 Lead Paint Systems

Three tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. One tested positive to the presence of lead. Refer to details below and test results in Appendix 2 (Tests S5738A/P13 to S5738A/P15). No peeling or deteriorated paint systems were identified in the areas tested.

(i) Laundry, First floor - The brown paint system applied to the external cladding in the balcony area tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P13 in Appendix 2.

(ii) Laundry, First floor - The white paint system applied to the plumbing boxing in the laundry room tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P14 in Appendix 2.

(iii) Laundry, Ground floor - The green paint system applied to the electrical cable metal cover tested positive to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P15 in Appendix 2.

4.2.4 PCB Electrical Components

(i) Laundry, First floor - The single tube fluorescent light fitting in the laundry room house a 'Plessey' plastic capacitor.

(ii) No other fluorescent light fittings which house metal-cased capacitors were identified during the inspection.

4.3 Nursing Home

The two level building comprises of the nursing home level and the basement car park level. The wards identified as 1-14 and adjacent areas which are located along the southern corridor and the western corridor form part of the older section of the building. Refer to Photograph 28 in Appendix 3. The wards identified as 15-26 along the northern corridor and adjacent areas is the newer section of the building.

4.3.1 Asbestos Materials

(i) Corridor / passage – The hand railing along the corridor is covered with vinyl type material that did not contain asbestos. Refer to Sample S5738A/25 in Appendix 1.

(ii) Staff Toilets – The toilets partition panel of compressed fibre cement sheeting did not contain asbestos. Refer to Sample S5738A/26 in Appendix 1.

(iii) Staff & adjacent Passage – The beige vinyl floor tiles of size 30cm x 30cm appear the newer type and are unlikely to contain asbestos.

(iv) Therapy – The vinyl floor sheeting covering the room did not contain asbestos. Refer to Sample S5738A/27 in Appendix 1.

(v) The fire doors inspected include 'Tyco' dated 199_ and 'Beta Core' dated 2000. These types of fire doors do not contain asbestos.

(vi) Main Switchboard – No access was available at the time of the inspection. Electrical backing boards that may contain asbestos may be present.

(vii) External – The building eaves (adjacent Executive Care Manager's Office) did not contain asbestos. Refer to Sample S5738A/28 in Appendix 1.

4.3.2 SMF Materials

(i) The underside of the tiled roof is lined with sarking. SMF (synthetic mineral fibre) insulation batts are located on the set plasterboard ceiling inside the roof cavity.

(ii) The air conditioning ducts in the ceiling cavity are insulated with SMF and covered in foil.

(iii) The exhaust ducts in the laundry are insulated with SMF and covered in foil.

4.3.3 Lead Paint Systems

Nine tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. All except one tested negative to the presence of lead. Refer to details below and test results in Appendix 2 (Tests S5738A/P40 to S5738A/P49). No peeling or deteriorated paint systems were identified in the areas tested.

(i) Ward 13 - The pink paint system applied to the rendered wall tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P40 in Appendix 2.

(ii) Ward 13 - The pink paint system applied to the cupboard door tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P41 in Appendix 2.

(iii) Ward 13 - The varnish paint system applied to timber window sill tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P42 in Appendix 2.

(iv) Ward 13 - The yellow paint system applied to the metal frame of the entry door tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P43 in Appendix 2.

(v) Corridor (South) - The blue paint system applied to the rendered wall tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P44 in Appendix 2.

(vi) Corridor (South) - The yellow paint system applied to the metal hand rail tested positive to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P45 in Appendix 2.

(vii) Corridor (South) - The yellow paint system applied to the timber doors tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P46 in Appendix 2.

(viii) Staff Toilet - The brown paint system applied to the partition tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P47 in Appendix 2.

(ix) Dining (South west) - The pink paint system applied to the timber window frame tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P48 in Appendix 2.

4.3.4 PCB Electrical Components

(i) No fluorescent light fittings likely to house metallised capacitors were identified during the inspection.

4.4 Convent & Village Café Building

The Convent is a two-storey building that is connected to the single-storey Village Café building. Refer to Photographs 1 and 2 in Appendix 3. The Convent comprises of rooms on either side of the main passage/corridor on both floors. The café comprises of a dining area, a kitchen, a toilet and two store rooms. The buildings are brick with rendered perimeter walls, concrete slab floors and tiled roofs. The ceilings throughout the buildings are mostly of set plasterboard. The concrete floors are generally carpeted except the dining area in the Café which is timber and the kitchen floor which is covered with a newer type of vinyl floor sheeting.

4.4.1 Asbestos Materials

(i) Convent, Ground floor – The fibre cement sheeting underneath the heater unit in the room (Chapel office) at the eastern end did not contain asbestos. Refer to Sample S5738A/01 in Appendix 1 and Photograph 3 in Appendix 3. Note also heater unit in lift lobby with similar fibre cement sheeting underneath the unit.

(ii) Convent – No access was available to the lift shaft. Limited visual access into the shaft did not indicate any suspicious materials that may contain asbestos. Refer to Photograph 4 in Appendix 3. The lift foyer doors may contain asbestos in the core; a sample was not able to be collected without damaging the surface finish.

(iii) Convent, External - The east entry awning is of fibre cement sheeting that did not contain asbestos. Refer to sample S5738A/02 in Appendix 1 and Photograph 5 in Appendix 3.

(iv) Convent, External - The west entry awning and carport awning ceiling is of fibre cement sheeting that did not contain asbestos. Refer to Sample S5738A/03 in Appendix 1 and Photograph 1 in Appendix 3.

(v) Convent, External – The electrical metal cabinet adjacent to the west or main entry house a black backing board that may contain asbestos. Refer to Photograph 6 in Appendix 3. It was not possible to examine or sample this material due to the inherent electrical hazard. No remedial action is required at this stage.

(vi) Village Café – No asbestos materials were identified.

4.4.2 SMF Materials

(i) Convent, Ground floor – The 'Rheem' hot water boiler unit located in the store room is insulated with SMF underneath the metal sheathing. Refer to Photograph 7 in Appendix 3. The flue of the boiler is metal.

(ii) Convent - The ceiling / roof cavity of the building is insulated with SMF (synthetic mineral fibre) insulation batts which are located on the set plasterboard ceiling. The insulation batts are generally in good condition. Access was via manhole in passage of the upper floor at the western end. Refer to Photograph 8 in Appendix 3.

(iii) Village Café - The ceiling / roof cavity is insulated with SMF (synthetic mineral fibre) insulation batts which are located on the set plasterboard ceiling. The insulation batts are generally in good condition. Access to the roof cavity was via manhole in store room.

4.4.3 Lead Paint Systems

Nine tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. Three tested positive to the presence of lead. Refer to details below and test results in Appendix 2 (Tests S5738A/P1 to S5738A/P9). No peeling or deteriorated paint systems were identified in the areas tested.

(i) Convent, Upper floor – The beige paint system applied to the rendered brick wall in the northwest room tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P1 in Appendix 2.

(ii) Convent, Upper floor – The varnish paint system applied to the timber door frame in the northwest room tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P2 in Appendix 2.

(iii) Convent, Upper floor – The dark brown paint system applied to the timber window sill in the northwest room tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P3 in Appendix 2.

(iv) Convent, Ground floor – The blue paint system applied to the lift control cabinet in the lift motor room tested positive to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P4 in Appendix 2.

(v) Convent, Ground floor – The blue paint system applied to the lift motor in the lift motor room tested positive to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P5 in Appendix 2.

(vi) Convent, Ground floor – The white paint system applied to the ceiling in the second room from west room tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P6 in Appendix 2.

(vii) Convent, Ground floor – The cream paint system applied to the metal frame surrounding lift access doors tested positive to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P7 in Appendix 2.

(viii) Café - The white paint system applied to the timber window sill in the dining room tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P8 in Appendix 2.

(ix) Café - The cream paint system applied to the metal hand rail in passage tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P9 in Appendix 2.

4.4.4 PCB Electrical Components

(ii) No fluorescent light fittings likely to house metallised capacitors were identified during the inspection.

4.5 Village Administration Office Building

4.5.1 Asbestos Materials

(i) No asbestos materials were identified.

(ii) External – The eaves surrounding the building are similar to the eaves in the Convent & Village Café building and are not likely to contain asbestos.

4.5.2 SMF Materials

(i) The ceiling / roof cavity is insulated with SMF (synthetic mineral fibre) insulation batts which are located on the set plasterboard ceiling. The insulation batts are generally in good condition. Access to the roof cavity was via manhole in north east office.

4.5.3 Lead Paint Systems

Three tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. All tested negative to the presence of lead. Refer to details below and test results in Appendix 2 (Tests S5738A/P10 to S5738A/P12). No peeling or deteriorated paint systems were identified in the areas tested.

(i) The white paint system applied to the timber window frame in the reception area tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P10 in Appendix 2.

(ii) The white paint system applied to the timber door frame in the office room tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P11 in Appendix 2.

(iii) The white paint system applied to the timber window sill in the office room tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P12 in Appendix 2.

4.5.4 PCB Electrical Components

(i) No fluorescent light fittings likely to house metallised capacitors were identified during the inspection.

4.6 Activities Centre Building

Refer to Photograph 16 of the building in Appendix 3.

4.6.1 Asbestos Materials

(i) Hair salon, Ground floor - The pink vinyl floor tile of size 30cm x 30cm covering the room did not contain asbestos. Refer to Sample S5738A/07 in Appendix 1.

(ii) Library, Ground floor – No asbestos materials were identified.

(iii) Store rooms x 2 in north east, Ground level - No asbestos materials were identified. Note the north east corner store room lead to the sub-floor where the air conditioning units are located.

(iv) Kitchen, Upper floor - The pink vinyl floor tile of size 30cm x 30cm covering the room did not contain asbestos. Refer to Sample S5738A/08 in Appendix 1.

(v) External – The eaves adjacent to the western side entry on the upper floor did not contain asbestos. Refer to Sample S5738A/09 in Appendix 1.

4.6.2 SMF Materials

(i) The ceiling / roof cavity of the building is insulated with SMF (synthetic mineral fibre) insulation batts which are located on the set plasterboard ceiling. The insulation batts are generally in good condition. Access to the roof cavity was via manhole in toilet. Note air handling units located in the ceiling / roof cavity.

4.6.3 Lead Paint Systems

Two tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. Both tested negative to the presence of lead. Refer to details below and test results in Appendix 2 (Tests S5738A/P16 and S5738A/P17). No peeling or deteriorated paint systems were identified in the areas tested.

(i) Upper floor - The brown paint system applied to the timber door / window frame to the balcony area on north tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P16 in Appendix 2.

(ii) Upper floor - The brown (varnish) paint system applied to the fire hose cupboard timber door tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P17 in Appendix 2

4.6.4 PCB Electrical Components

(i) No fluorescent light fittings likely to house metallised capacitors were identified during the inspection.

4.7 Building E

The two-storey building is brick with rendered perimeter walls, internal plasterboard lined walls, concrete slab floors and a pitched tiled roof with an open courtyard in the centre of the building. A concrete ramp to the upper floor is located on the northern side or front of the building. A stairwell is located to the rear of the building. The ground floor units are numbered 89 to 94 and the upper floor units are numbered 95 to100. All the 12 units were occupied. Unit 96 was inspected

4.7.1 Asbestos Materials

(i) Switch room - The electrical backing board may contain asbestos. Refer to Photograph 22 in Appendix 3. It was not possible to examine or sample this material due to the inherent electrical hazard. No remedial action is required at this stage.

(ii) Common area - The underside of the rear stairs landing is insulated with vermiculite insulation material that did not contain asbestos. Refer to Sample S5738A/16 in Appendix 1 and Photograph 23 in Appendix 3.

(iii) Common area - The fibre cement ceiling above the stairs on the first floor did not contain asbestos. Refer to Sample S5738A/18 and Photograph 24 in Appendix 3.

(iv) External (Unit 96) – The eaves of the building did not contain asbestos. Refer to Sample S5738A/17 in Appendix 1 and Photograph 25 in Appendix 3.

(v) Unit 96, First floor – No asbestos materials were identified.

4.7.2 SMF Materials

(i) The underside of the tiled roof is lined with sarking. SMF (synthetic mineral fibre) insulation batts are located on the set plasterboard ceiling.

4.7.3 Lead Paint Systems

Five tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. All except one tested negative to the presence of lead. Refer to

details below and test results in Appendix 2 (Tests S5738A/P22 to S5738A/P26). No peeling or deteriorated paint systems were identified in the areas tested.

(i) The cream paint system applied to the metal hand rail (rear stairs) tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P22 in Appendix 2.

(ii) The cream paint system applied to the timber store room door (underneath rear stairs) tested positive to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P23 in Appendix 2.

(iii) The brown paint system applied to the balcony timber window frame tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P24 in Appendix 2.

(iv) The white paint system applied to the timber door frame tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P25 in Appendix 2.

(v) The cream paint system applied to the rendered wall (Unit 96) tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P26 in Appendix 2.

4.7.4 PCB Electrical Components

(i) No fluorescent light fittings likely to house metallised capacitors were identified during the inspection.

4.8 Chapel Undercroft - Workshop

The area that was inspected comprises of the maintenance workshop, archives (store room) and the passage behind where the two stairs to the Chapel are located. Refer to Photograph 26 in Appendix 3 that show part of the exterior of the Chapel.

4.8.1 Asbestos Materials

(i) Workshop – No asbestos materials were identified.

(ii) Archives (store room) - No asbestos materials were identified.

(iii) Passage – The vinyl tiles on the east stairs to the upper floor did not contain asbestos. Refer to Sample S5738A/19 in Appendix 1.

(iv) Passage – The vinyl floor sheeting covering the timber floor of the passage did not contain asbestos. Refer to Sample S5738A/20 in Appendix 1.

(v) Stairs (west) - The green vinyl sheeting on the landing of the west stairs did not contain asbestos. Refer to Sample S5738A/21 in Appendix 1.

(vi) Upper floor – The brown vinyl floor tiles in the area adjacent to the stairs did not contain asbestos. The material underneath the brown vinyl tiles did not contain asbestos. Refer to Samples S5738A/22 and S5738A/23 in Appendix 1.

(vii) Upper floor – The black electrical backing board located in the passage between the east and west stairs is likely to contain asbestos.

4.8.2 SMF Materials

(i) No SMF (synthetic mineral fibre) materials were identified.

4.8.3 Lead Paint Systems

Nine tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. All except two tested negative to the presence of lead. Refer to details below and test results in Appendix 2 (Tests S5738A/P27 to S5738A/P35). No peeling or deteriorated paint systems were identified in the areas tested.

(i) Passage - The white paint system applied to the rendered east stairs wall tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P27 in Appendix 2.

(ii) Passage - The yellow paint system applied to the rendered east stairs wall tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P28 in Appendix 2.

(iii) Passage - The varnish paint system applied to the east timber door (entry) tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P29 in Appendix 2.

(iv) Toilet / Shower - The white paint system applied to the timber window sill tested positive to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P30 in Appendix 2.

(v) Passage - The white paint system applied to the timber partition wall between passage and toilet tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P31 in Appendix 2.

(vi) Passage - The beige paint system applied to the rendered wall adjacent to the west stairs tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P32 in Appendix 2.

(vii) Workshop - The grey paint system applied to the compressed panel on wall tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P33 in Appendix 2.

(viii) Workshop, External - The green paint system applied to the entry timber door tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P34 in Appendix 2.

(ix) Workshop, External - The green paint system applied to the window frame tested positive to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P35 in Appendix 2.

4.8.4 PCB Electrical Components

(i) Archives - The tri-tube fluorescent light fitting house a grey coloured 'Plessey' capacitor with the following details:

8.0µF+/-10%; 250 VAC 50 Hz; -40/85 ºC; 427/1/00504/005; BS 4017-1973; 1777.

This type of capacitor does not contain PCBs. Refer to Photograph 27 in Appendix 3.

(ii) No other fluorescent light fittings which house metal-cased capacitors were identified during the inspection.

4.9 Chapel - Sisters Office

The area that was inspected comprises of an open plan office area, two office rooms, a toilet / shower room and a kitchen / lunch room. The ceiling throughout is set plasterboard. Refer to Photograph 26 in Appendix 3 that show part of the Chapel.

4.9.1 Asbestos Materials

(i) The vinyl floor sheeting covering the entry area contains asbestos. Refer to Sample S5738A/24 in Appendix 1.

(ii) The vinyl floor sheeting covering the kitchen floor is similar to above and is assumed to contain asbestos.

4.9.2 SMF Materials

(i) No SMF (synthetic mineral fibre) materials were identified.

4.9.3 Lead Paint Systems

Four tests for lead were conducted on the painted surfaces using the portable XRF spectrum analyser. All tested negative to the presence of lead. Refer to details below and test results in Appendix 2 (Tests S5738A/P36 to S5738A/P39). No peeling or deteriorated paint systems were identified in the areas tested.

(i) The beige paint system applied to the rendered perimeter wall tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P36 in Appendix 2.

(ii) The varnish paint system applied to the timber window frame tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P37 in Appendix 2.

(iii) The green paint system applied to the rendered wall (store room) tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P38 in Appendix 2.

(iv) The mustard paint system applied to the rendered wall (office room) tested negative to the presence of lead using the portable XRF spectrum analyser. Refer to Test S5738A/P39 in Appendix 2.

4.9.4 PCB Electrical Components

(i) No fluorescent light fittings likely to house metallised capacitors were identified during the inspection.

4.10 Chapel – Fathers Residence

The Fathers residence is an extension of the Sisters Office that has been partitioned off, to provide separate quarters. The Fathers residence and the Sisters Office are located in the same building and were constructed at the same time. It is therefore reasonable, to assume that they contain similar building materials. We were unable to gain access and cannot comment on the furnishings within the Fathers residence.

5.0 QUALITATIVE RISK ASSESSMENT – METHODOLOGY

5.1 Asbestos

The site inspection and building survey identified and recorded the locations of the asbestos materials described in Section 4.0. The following section outlines the principal factors used for making a qualitative assessment of the risk that the asbestos materials pose to all the buildings' occupants and the priority rating system for control of the asbestos materials. Section 6.0 outlines general comments on the condition of the asbestos material identified and remediation works that are recommended.

The priority rating system outlined below is designed as a guide to those responsible for the development of an asbestos materials management plan.

The on-site phase of the survey identified the presence of asbestos materials through a combination of visual inspection and material sampling. The qualitative risk assessment is based upon an evaluation of factors, such as the friability, location and condition of the identified materials, whether the nature of the work carried out in the area is likely to disturb the asbestos, the likelihood of fibres released entering the occupied space and any other information considered important or relevant.

These factors have also been used in the process of determining appropriate recommendations for the timing of future assessment activities. As part of the risk assessment process, each asbestos hazard identified has been allocated a Priority Rating. This will assist in the development of a comprehensive asbestos materials management control and abatement programme.

Priority Rating for Control of Asbestos Hazards

Priority 1: Immediate Elevated Risk Level

Friable material, which due to its present condition and location, presents an immediate health risk. Immediate control measures are required and the area containing this material should be isolated from personnel. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority 2: Potential Elevated Risk Level

Damaged or unstable material which if disturbed is likely to present an immediate health risk, with the likelihood that contamination may be spread to other areas. Control measures to stabilise this material should be initiated immediately, with formal abatement of the hazard being considered.

Priority 3: Low Risk Requiring Minor Maintenance

Non friable or stable material that has some minor areas of damage requiring remedial action or is likely to be subject to damage or to degrade due environmental conditions .It is recommended that maintenance work be performed to stabilise and repair damaged areas. Controls must be implemented to protect these materials from further damage or deterioration.

Priority 4: Negligible Risk under Present Conditions

Non-friable or stable material that is unlikely to present a risk to health unless damaged, tooled, cut, sanded, abraded or machined. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

5.2 Synthetic Mineral Fibre

The purpose of the on-site phase of the survey is to identify the presence of synthetic mineral fibre materials through a combination of visual inspection and material sampling. The qualitative risk assessment of synthetic mineral fibre materials identified is based upon an evaluation of factors, such as the friability, location and condition of the identified materials, whether the nature of the work carried out in the area is likely to disturb the synthetic mineral fibre, the likelihood of fibres released entering the occupied space and any other information considered important or relevant.

Priority Rating for Control of Synthetic Mineral Fibre Hazards

Priority S1: Elevated Risk Level

Friable synthetic mineral fibre material or damaged bonded material which due to its present condition and/or location is likely to be further damaged resulting in fibre release. It is recommended that maintenance work be performed to stabilise and repair damaged areas. Controls must be implemented to protect these materials from further damage or degrading factors.

Priority S2: Negligible Risk under Present Conditions

Non-friable or sealed stable friable material that is unlikely to present a risk to health unless damaged, tooled, cut, sanded, abraded or machined. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

5.3 Lead Based Paint

The site inspection identified the presence of lead based paint materials through a combination of visual inspection, on-site testing and material sampling. The qualitative risk assessment is based upon an evaluation of factors, such as the condition of the paint membrane (adhesion to the substrate, surface deterioration i.e. chalky or cracked etc.), an examination of the paint layers (i.e. inner layers of lead based paint covered with outer layers of lead-free paint to provide a protective coating), location of the paint (i.e. accessibility to children etc.) and the lead content of the paint.

Priority Rating for Control of Lead Paint Hazards

Priority L1: Immediate Elevated Risk Level

Damaged or deteriorated paint membrane, which due to its present condition and location, presents an immediate health risk. Immediate control measures are required and the area containing this material should be isolated from personnel. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority L2: Potential Elevated Risk Level

Paint membrane showing signs of deterioration and weathering, which if left will continue to deteriorate and require more extensive abatement. Control measures to stabilise this material should be initiated as a priority, with formal abatement of the hazard being considered.

Priority L3: Negligible Risk under Present Conditions

Stable paint membrane that is in good condition and/or covered by a lead-free paint membrane, which is also in a good condition. It is recommended that these materials be maintained in good order. Reassessment of the priority rating will be required if planned works are likely to have an impact on these materials.

5.4 Polychlorinated Biphenyl Capacitors

The objective of the site inspection was to identify the presence of PCB-containing electrical components. The qualitative risk assessment is based upon an evaluation of the condition of the component item for leaking PCB oil. The site assessment examined a representative portion of the fluorescent light fittings throughout the building. However, it is possible that there will be a variation of capacitor types (or leaking capacitors) in fittings not examined.

Priority Rating for Control of PCB Hazards

Priority A: Immediate Elevated Risk Level

PCB oil leaking from the component item under consideration. Immediate control measures are required to prevent exposure of personnel and potential damage to the environment. Abatement of this particular hazard is strongly recommended at the earliest practicable time.

Priority B: Negligible Risk under Present Conditions

The component item is in good condition and no remedial works are required at this stage.

6.0 QUALITATIVE RISK ASSESSMENT – HAZARD CONTROL STRATEGIES AND RECOMMENDATIONS

6.1 Asbestos Materials

The asbestos containing materials identified are in a stable condition and have a Priority 4 rating. They do not present a significant asbestos related health risk whilst they remain undisturbed.

6.1.1 Hazard Control Strategies and Management Options

The 'Maintain Undisturbed' (defer action) option as outlined in the National Occupational Health and Safety Commission "Code of Practice for the management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)]" is recommended as a medium-term strategy for management of the Priority 4 asbestos cement materials.

Implementation of asbestos management procedures that minimises the potential for future damage of the asbestos materials should also be adopted. The asbestos material(s) should be labelled and inspected on a periodical basis to ensure any deterioration or damage is detected early and that the material(s) are maintained in a good and stable condition.

It is recommended that the materials listed in this report as potentially containing asbestos that were not sampled at the time of the survey are sampled prior to any refurbishment works that require their removal or disturbance.

6.1.2 Demolition and/or Refurbishment

The asbestos materials should be removed prior to the commencement of other demolition and/or refurbishment works. The removal of the asbestos materials should be done in accordance with the requirements of the NOHSC "Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC: 2002(2005)]".

6.2 Synthetic Mineral Fibre Materials

Minor sources of synthetic mineral fibre containing materials are present in the building and are given an overall rating of S2, Negligible Risk Under Present Conditions. The SMF materials are generally in a good and stable condition and do not pose a significant health risk to the occupants in these buildings.

The synthetic mineral fibre-containing materials were mostly identified in the ceiling/roof void of the building as insulation batts and also as external insulation to air conditioning ducts.

The handling or removal of any SMF containing materials should be conducted in accordance with the requirements of the National Occupational Health & Safety Commission, Synthetic Mineral Fibres National Standard (NOHSC: 1004) and National Code of Practice (NOHSC:2006).

6.3 Lead in Paint

The lead based paint systems identified are in a stable condition and have a Priority L3 rating. They do not present a significant health risk whilst they remain undisturbed. No remedial works are required.

There are currently no legislative requirements for the general removal of lead containing painted materials.

Any remedial works or any works which may disturb potential lead based paint systems, should be conducted in accordance with the requirements of Australian Standard AS 4361.2 1998 "*Guide to lead paint management, Part 2: residential and commercial buildings*".

6.4 Polychlorinated Biphenyl Capacitors

No PCB containing capacitors were identified. No remedial action is currently required.

The site assessment examined a representative portion of the fluorescent light fittings throughout the building. However, it is possible that there will be a variation of capacitor types (or leaking capacitors) in fittings not examined.

Should any metal cased capacitors or ballasts be identified in other light fittings on the site they should be checked for PCB content. Any leaking PCB containing capacitors identified should be removed and disposed of in accordance with National Occupational Health & Safety Commission requirements prior to the commencement of any renovation or demolition works that may cause their disturbance.

CARDINAL FREEMAN RETIREMENT VILLAGE, ASHFIELD
HAZARDOUS BUILDING MATERIALS SURVEY

APPENDIX 1: ASBESTOS SAMPLE ANALYSIS REGISTER

Asbestos Analysis Results

Sample No.	Sample Location	Analysis Result
S5738A /01	Convent & Village café – fibre cement sheeting underneath heater unit, ground floor room	NAFD
S5738A /02	Convent & Village café – fibre cement awning ceiling (east entry)	NAFD
S5738A /03	Convent & Village café – fibre cement awning ceiling (carport)	NAFD
S5738A /04	Serviced Apartments, Laundry – fibre cement cladding panel (external - east)	NAFD
S5738A /05	Serviced Apartments, Laundry – fibre cement eaves (external - balcony)	NAFD
S5738A /06	Serviced Apartments, Switch Room underneath Laundry – fibre cement panel	NAFD
S5738A /07	Activities Centre, Ground floor hair salon – pink vinyl floor tile, 30cm x 30cm	NAFD
S5738A /08	Activities Centre, Upper floor kitchen – pink vinyl floor tile, 30cm x 30cm	NAFD
S5738A /09	Activities Centre – fibre cement awning ceiling (west entry)	NAFD
S5738A /10	102 Queen Street - red vinyl floor sheeting and brown backing underneath (kitchen)	Chrysotile in backing of vinyl sheeting
S5738A /11	102 Queen Street - beige vinyl floor tile, 30cm x 30cm (laundry)	NAFD
S5738A /12	100-102 Queen Street – fibre cement partition wall (carport store room)	Chrysotile
S5738A /13	100 Queen Street – fibre cement wall sheeting (ensuite)	Chrysotile
S5738A /14	100 Queen Street – fibre cement wall sheeting (laundry room)	Chrysotile

Chrysotile	White asbestos
Amosite	Brown asbestos
Crocidolite	Blue Asbestos
NAFD	No asbestos fibres detected

Asbestos Analysis Results

Sample No.	Sample Location	Analysis Result
S5738A /15	100 Queen Street – fibre cement eaves (north or rear of building)	Chrysotile
S5738A /16	Building E – vermiculite ceiling underneath rear stairs landing (common area)	NAFD
S5738A /17	Building E, Unit 96 – eaves adjacent balcony	NAFD
S5738A /18	Building E, first floor – fibre cement ceiling above rear stairs (common area)	NAFD
S5738A /19	Chapel Undercroft – vinyl floor sheeting on stairs	NAFD
S5738A /20	Chapel Undercroft – ground level, red vinyl floor sheeting in corridor	NAFD
S5738A /21	Chapel Undercroft – green vinyl floor sheeting on stairs landing	NAFD
S5738A /22	Chapel Undercroft – first floor, dark red vinyl floor tiles	NAFD
S5738A /23	Chapel Undercroft – first floor, fibrous material underneath dark red vinyl floor tiles	NAFD
S5738A /24	Chapel, Sisters office – vinyl floor sheeting in entry lobby and kitchen	Chrysotile
S5738A /25	Nursing Home – corridor to wards, hand railing cover	NAFD
S5738A /26	Nursing Home – staff toilets, compressed fibre cement partition	NAFD
S5738A /27	Nursing Home – Therapy, vinyl floor sheeting	NAFD
S5738A /28	Nursing Home – eaves adjacent Manager's office	NAFD

Chrysotile White asbestos
Amosite Brown asbestos
Crocidolite Blue Asbestos
NAFD No asbestos fibres detected

CARDINAL FREEMAN RETIREMENT VILLAGE, ASHFIELD
HAZARDOUS BUILDING MATERIALS SURVEY

APPENDIX 2: LEAD PAINT SAMPLE ANALYSIS REGISTER

Lead in Paint Analysis Results

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm²)	DI (Depth Index)
Convent & Village Cafe			
S5738A /P1 (562)	Convent first floor - rendered brick wall, north west room – beige paint system	Negative	-
S5738A /P2 (563)	Convent first floor – timber door frame, north west room – varnish paint system	Negative	-
S5738A /P3 (564)	Convent first floor – timber window sill, north west room – dark brown paint system	Negative	-
S5738A /P4 (565)	Convent ground floor, lift motor room – lift control cabinet metal cover – blue paint system	4.5	1.0
S5738A /P5 (566)	Convent ground floor, lift motor room – lift motor – blue paint system	4.3	1.47
S5738A /P6 (567)	Convent ground floor – ceiling, second room from west, white paint system	Negative	-
S5738A /P7 (568)	Convent ground floor – lifts metal frame – cream paint system	4.1	1.38
S5738A /P8 (569)	Café – timber window sill, dining room – white paint system	Negative	-
S5738A /P9 (570)	Café – metal hand rail in passage – cream paint system	Negative	-
Village Administration Building			
S5738A /P10 (571)	Timber window frame (reception) – white paint system	Negative	-
S5738A /P11 (572)	Timber door frame (office) – white paint system	Negative	-
S5738A /P12 (573)	Timber window sill (office) – white paint system	Negative	-

Lead in Paint Analysis Results

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm²)	DI (Depth Index)
Serviced Apartments - Laundry			
S5738A /P13 (574)	First floor laundry balcony – external cladding – brown paint system	Negative	-
S5738A /P14 (575)	First floor laundry – plumbing boxing – white paint system	Negative	-
S5738A /P15 (576)	Ground floor laundry – electrical cable metal cover – green paint system	2.5	1.0
Activities Centre			
S5738A /P16 (577)	Timber door / window frame to balcony on north – brown paint system	Negative	-
S5738A /P17 (578)	Fire hose timber cupboard door – (varnish) brown paint system	Negative	-
100 Queen Street			
S5738A /P18 (581)	Timber door frame – green paint system	Negative	-
S5738A /P19 (582)	Timber cupboard door – green paint system	Negative	-
S5738A /P20 (583)	Timber window sill – green paint system	Negative	-
S5738A /P21 (583)	Kitchen, cupboard door – varnish paint system	Negative	-
Building E			
S5738A /P22 (585)	Common area, rear stairs, metal railing - cream paint system	Negative	-
S5738A /P23 (586)	Common area, store room underneath rear stairs, timber door - cream paint system	0.06	4.34

Lead in Paint Analysis Results

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm²)	DI (Depth Index)
S5738A /P24 (587)	Unit 96, external timber window frame – brown paint system	Negative	-
S5738A /P25 (588)	Unit 96, internal timber door frame – white paint system	Negative	-
S5738A /P26 (589)	Unit 96, rendered brick wall – cream paint system	Negative	-
Chapel (Undercroft)			
S5738A /P27 (591)	Passage, rendered east stairs wall - white paint system	Negative	-
S5738A /P28 (592)	Passage, rendered east stairs wall - yellow paint system	Negative	-
S5738A /P29 (594)	Passage, east entry timber door - varnish paint system	Negative	-
S5738A /P30 (595)	Toilet / Shower, timber window sill - white paint system	5.1	2.23
S5738A /P31 (597)	Passage, timber partition wall between passage and toilet - white paint system	Negative	-
S5738A /P32 (598)	Passage, rendered wall adjacent to the west stairs - beige paint system	Negative	-
S5738A /P33 (599)	Workshop, compressed panel on wall - grey paint system	Negative	-
S5738A /P34 (600)	Workshop, entry timber door - green paint system	Negative	-
S5738A /P35 (601)	Workshop, timber window frame - green paint system	8.8	2.23

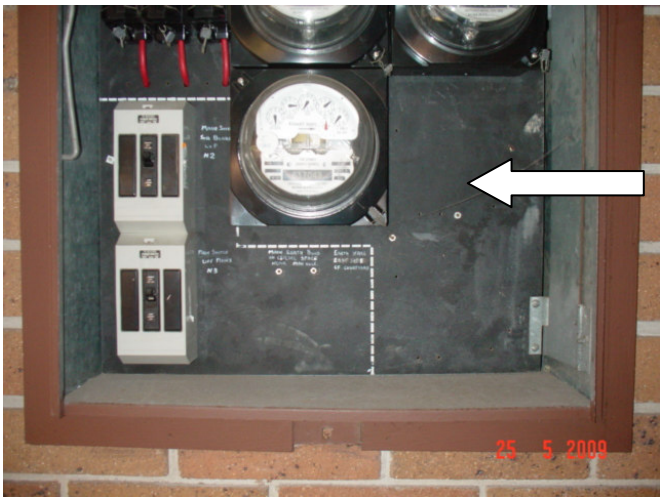
Lead in Paint Analysis Results

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm²)	DI (Depth Index)
Sister's Office			
S5738A /P36 (602)	Rendered perimeter wall - beige paint system	Negative	-
S5738A /P37 (603)	Timber window frame - varnish paint system	Negative	-
S5738A /P38 (604)	Rendered wall (store room) - green paint system	Negative	-
S5738A /P39 (605)	Rendered wall - mustard paint system	Negative	-
Nursing Home			
S5738A /P40 (607)	Ward 13, rendered wall – pink paint system	Negative	-
S5738A /P41 (608)	Ward 13, cupboard door - pink paint system	Negative	-
S5738A /P42 (609)	Ward 13, timber window sill – varnish paint system	Negative	-
S5738A /P43 (610)	Ward 13, door entry metal frame – yellow paint system	Negative	-
S5738A /P44 (611)	Corridor (South), rendered wall – blue paint system	Negative	-
S5738A /P45 (612)	Corridor (South), hand rail – yellow paint system	2.4	1.91
S5738A /P46 (613)	Corridor (South), timber doors – yellow paint system	Negative	-
S5738A /P47 (614)	Staff Toilet, partition - brown paint system	Negative	-
S5738A /P48 (615)	Dining (south west), timber window frame – pink paint system	Negative	-

CARDINAL FREEMAN RETIREMENT VILLAGE, ASHFIELD
HAZARDOUS BUILDING MATERIALS SURVEY

APPENDIX 3: PHOTOGRAPHS

Photograph 1	
	Convent and Village Café (western side) – View of single storey Café in foreground and two-storey Convent in background. Note the carport in the right hand side of the photograph. The awning ceiling of the carport and the eaves of both the buildings are made of fibre cement sheeting that did not contain asbestos.
Photograph 2	
	Convent and Village Café – View of northern side of Convent.
Photograph 3	
	Convent, Ground floor – The fibre cement sheeting underneath the heater unit does not contain asbestos.

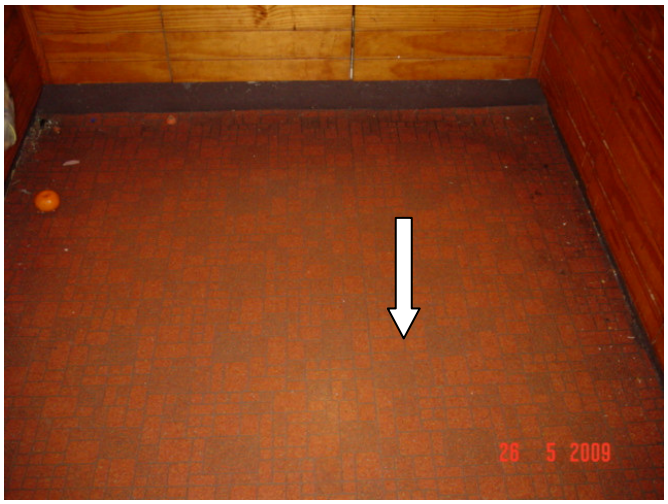
Photograph 4	
	Convent, lift motor room – arrow points to lift shaft behind the glass window.
Photograph 5	
	Convent, External - View of the eastern entry and fibre cement sheet awning that did not contain asbestos.
Photograph 6	
	Convent, External – Arrow points to the black backing board that may contain asbestos. The metal cabinet that house the electrical backing board is located on the wall adjacent to the west or main entry to the Convent.

Photograph 7	
	Convent, Ground floor – View of 'Rheem' hot water unit which is insulated with SMF.
Photograph 8	
	Convent, Upper floor - View of roof / ceiling cavity and SMF insulation batts on set plasterboard ceiling. The tiled roof is lined with sarking underneath.

Photograph 9	
	Serviced Apartments, First floor plan – Arrow points to drying (balcony) and laundry room behind that is nominated for inspection. The laundry room below on the ground floor is included as well. The remaining areas are not included in the inspection.
Photograph 10	
	Switch room beneath the laundry on the ground and first floors.

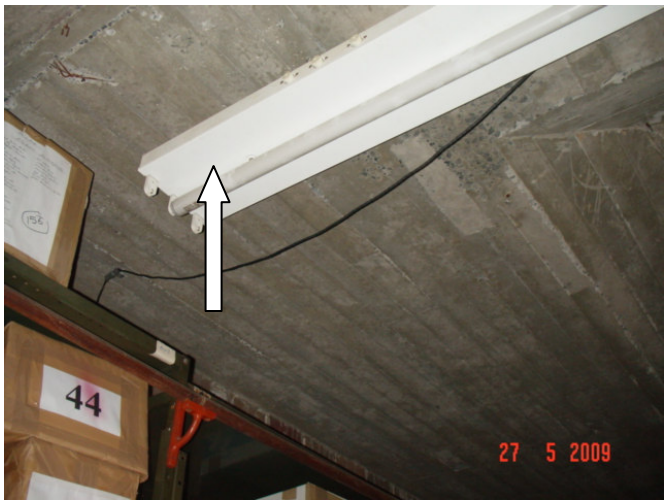
Photograph 11	
	Serviced Apartments, eastern side of first floor Laundry balcony – arrow points to fibre cement cladding on eastern side that did not contain asbestos.
Photograph 12	
	Serviced Apartments, western side of first floor Laundry balcony – the cladding here is similar to the eastern side of balcony as shown in above Photograph 11.
Photograph 13	
	Serviced Apartments, Roof area above Laundry room – These areas were not accessed.

Photograph 14	
	Switch room – arrow points to fibre cement sheeting that did not contain asbestos.
Photograph 15	
	Sub-floor adjacent Switch Room – arrow points to fibre cement sheeting which is stencilled 'Hardies Villaboard' and 'manufactured without asbestos'.
Photograph 16	
	Activities building.

Photograph 17	
	102 Queen Street, Clissold Street.
Photograph 18	
	102 Queen Street, Kitchen – The vinyl floor sheeting did not contain asbestos, however, the backing underneath contains asbestos.
Photograph 19	
	102 Queen Street, Laundry – The vinyl floor tiles did not contain asbestos.

Photograph 20	
	100 Queen Street – Arrow points to building eaves that contain asbestos.
Photograph 21	
	100 Queen Street – The black electrical backing board inside cabinet is assumed to contain asbestos.
Photograph 22	
	Building E, Switch room – Electrical backing board may contain asbestos.

Photograph 23	
	Building E – Arrow points to vermiculite insulation material that did not contain asbestos.
Photograph 24	
	Building E – arrow points to fibre cement ceiling that did not contain asbestos.
Photograph 25	
	Building E – Arrow points to eaves that did not contain asbestos.

Photograph 26	
	Chapel Left arrow points to 'Passage' that connects to Archives and Workshop. Right arrow points to Sister's Office (ground level only).
Photograph 27	
	Chapel – Archives adjacent Workshop Tri-tube fluorescent light fitting.
Photograph 28	
	Nursing Home - South Corridor and 'Wards' on either side.

CARDINAL FREEMAN RETIREMENT VILLAGE, ASHFIELD
HAZARDOUS BUILDING MATERIALS SURVEY

APPENDIX 4: SITE LAYOUT DIAGRAMS

Currently the village comprises of:

- 168 Self Care Units;
- 48 Serviced Apartments;
- 60 Bed Hostel facility;
- 59 Bed Nursing Home; and
- Functioning heritage buildings.

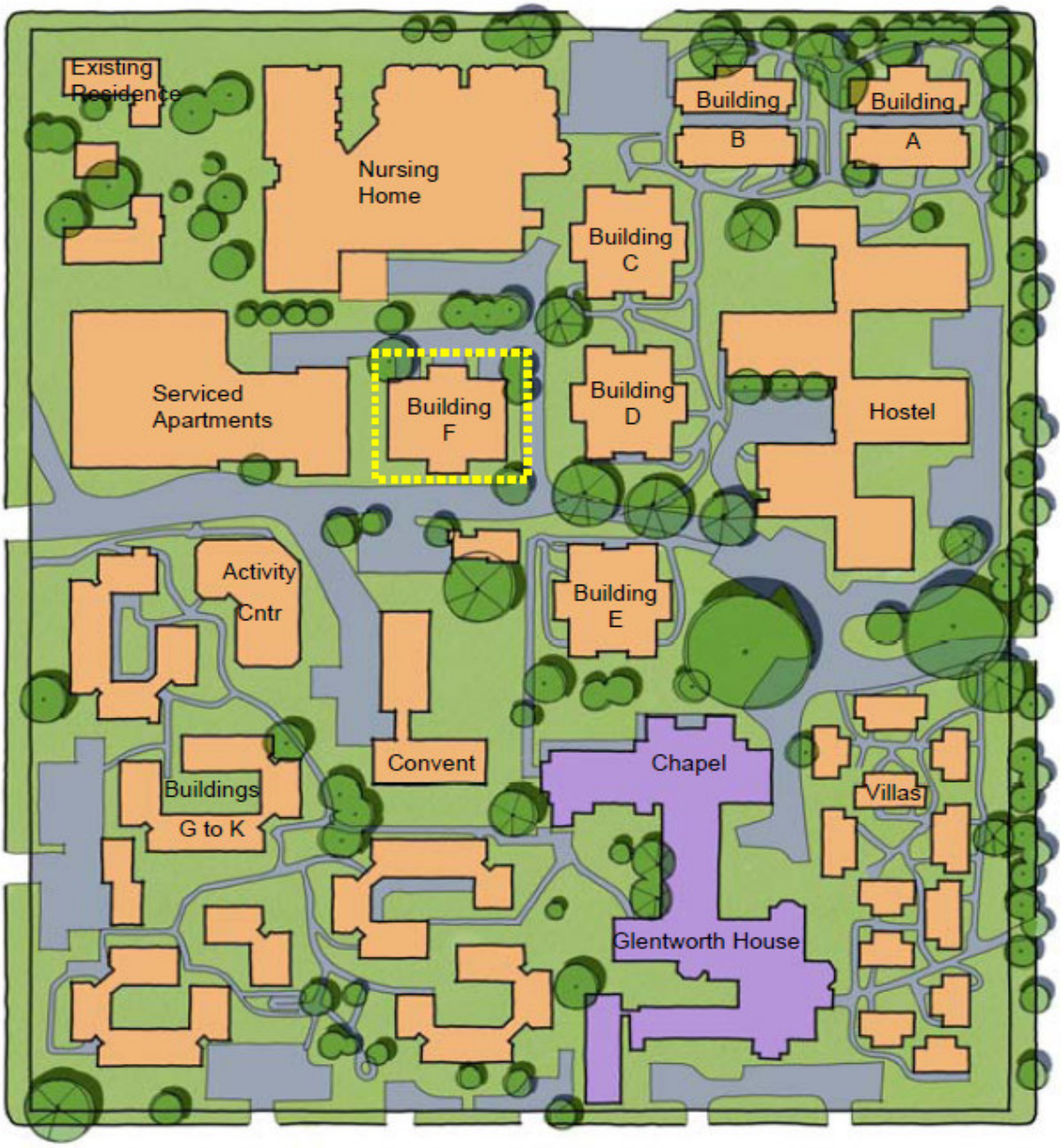
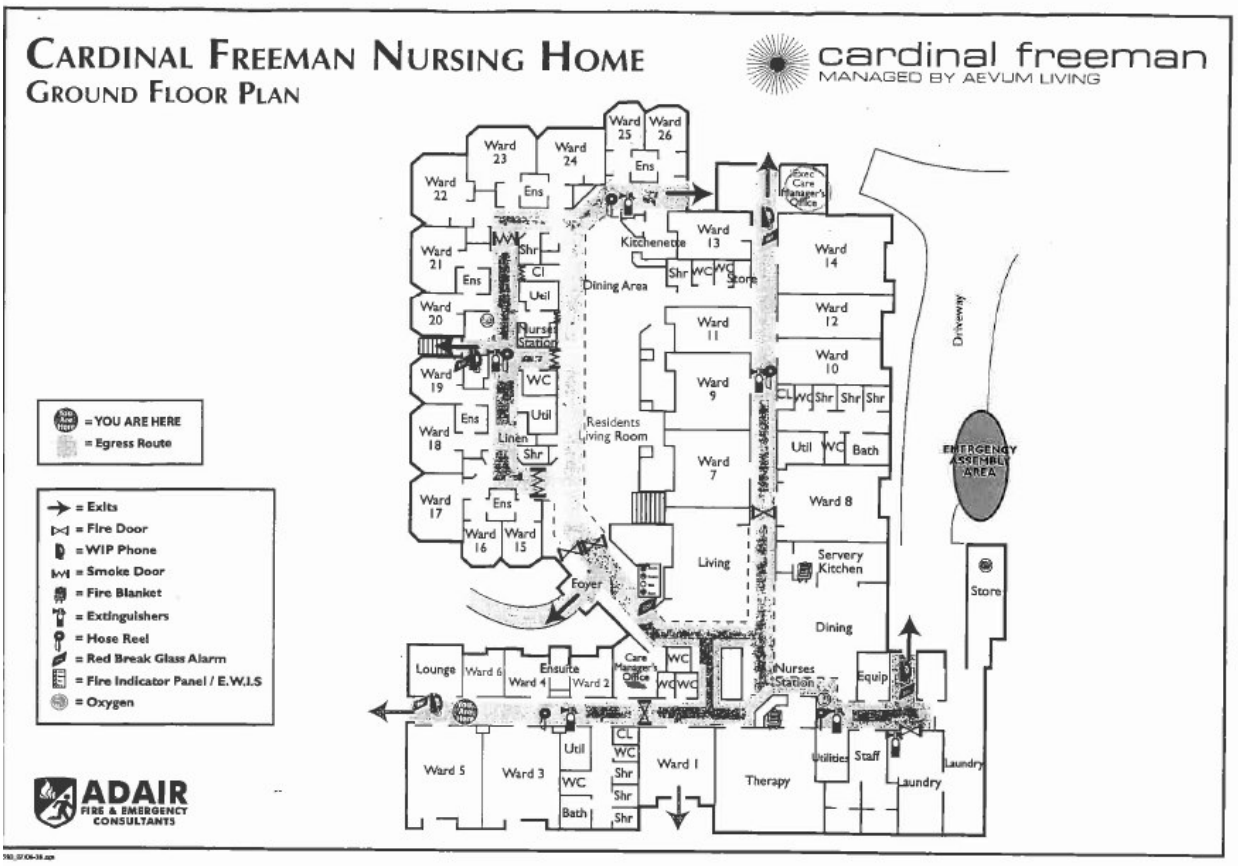


Diagram Ref: Cardinal Freeman Village; General Brief, December 2008 – Greengate Property Group


CARDINAL FREEMAN NURSING HOME
GROUND FLOOR PLAN
cardinal freeman
MANAGED BY AEVUM LIVING
= YOU ARE HERE
= Egress Route
= Exits
= Fire Door
= WIP Phone
= Smoke Door
= Fire Blanket
= Extinguishers
= Hose Reel
= Red Break Glass Alarm
= Fire Indicator Panel / E.W.I.S
= Oxygen
ADAIR
FIRE & EMERGENCY CONSULTANTS
Ward 25
Ward 26
Ward 23
Ward 24
Ward 22
Ens
Kitchenette
Ward 13
Ward 14
Ward 21
Shr
Cl
Dining Area
WC
Store
Ward 20
Util
Nurse Station
Ward 11
Ward 12
Ward 19
Ward 9
Ward 10
Ward 18
Linen
Residents Living Room
Ward 7
Ward 8
Ward 17
Ward 16
Ward 15
Foyer
Living
Servery Kitchen
Dining
Lounge
Ward 6
Ensuite
Ward 4
Ward 2
Care Manager's Office
Nurses Station
Equip
Ward 5
Ward 3
Ward 1
Therapy
Utilities
Staff
Laundry
Bath
Driveway
EMERGENCY ASSEMBLY AREA
Store