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NSW DEPARTMENT OF HEALTH

HAZARDOUS MATERIALS SURVEY
GRAYTHWAITE NURSING HOME
14 EDWARD STREET
NORTH SYDNEY NSW 2060

REFERENCE NO. S5749

JUNE 2009

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FINAL REPORT

for

HAZARDOUS MATERIALS SURVEY
GRAYTHWAITE NURSING HOME
14 EDWARD STREET
NORTH SYDNEY NSW 2060

Prepared for

NSW DEPARTMENT OF HEALTH

73 Miller Street
NORTH SYDNEY NSW 2060

by

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June 2009

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GRAYTHWAITE NURSING HOME
HAZARDOUS MATERIALS SURVEY

EXECUTIVE SUMMARY

This report presents the findings of a hazardous materials survey of Graythwaite Nursing Home, 14 Edward Street, North Sydney NSW 2060.

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

The survey was authorised by Mr Ian Hayes on behalf of NSW Department of Health and was carried out by Hibbs and Associates Pty Ltd. The site was inspected on 31 March, 2 April and 8 May 2009.

The hazardous materials identified in the building are summarised below.

Asbestos Materials

The principal asbestos materials identified and their general locations are:

Friable asbestos materials:

- No friable asbestos was identified on site.

Bonded asbestos materials:

- Localized areas of bonded asbestos materials were found throughout the Nursing Home, Main House and the Tom O'Neil Building as asbestos cement sheet walls, ceiling linings, backing to vinyl floor sheeting, eaves, external boiler room flue , balcony and weatherboards.

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

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 NOHSC "Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002(2005)]".

Synthetic Mineral Fibre

- Minor sources of synthetic mineral fibre containing materials are present as insulation to ceilings, pipe work, ducting and hot water services throughout the nursing home.

Provided SMF materials have been installed in accordance with current industry practice and are in a good and stable condition they should not pose a significant health risk to the occupants in these buildings. The handling or removal of these 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).

Polychlorinated Biphenyls (PCB's)

- No fluorescent light fittings with capacitors thought to contain PCB's were found.

The site assessment examined a representative portion of the fluorescent light fittings throughout the buildings. Should any metal cased capacitors or ballast 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 the requirements of the NSW EPA and WorkCover Authority NSW prior to the commencement of any renovation or demolition works that may cause their disturbance.

Lead Based Paints

- A large quantity of lead based paint systems are present within all the buildings. There are areas of significantly deteriorated paint containing lead within the Main House. The lead based paint systems in the other three buildings are in a stable condition.

As the Main House is currently unoccupied the risk of exposure to lead contamination is minimized. Control measures to stabilise this material should be initiated in the short term, with formal abatement of the hazard being considered prior to the building being reoccupied. 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*".

GRAYTHWAITE NURSING HOME
HAZARDOUS MATERIALS SURVEY

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1.0 INTRODUCTION

This report presents the findings of a hazardous materials survey of the buildings and grounds at Graythwaite Nursing Home, 14 Edward Street, North Sydney NSW 2060.

The survey was authorised by Ian Hayes on behalf of NSW Department of Health and was carried out by Hibbs and Associates Pty Ltd. The site was inspected on 31 March, 2 April and 8 May 2009.

A summary of the findings is presented in Section 4.0. The qualitative risk assessment methodology and a risk assessment and recommendations are presented in Sections 6.0 and 7.0 respectively.

2.0 SURVEY METHODOLOGY

2.1 General Methodology

An inspection of Graythwaite Nursing Home 14 Edward Street, North Sydney 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.

An asbestos sample analysis register is contained in Appendix 1, a lead paint sample analysis register is contained in Appendix 2 and photographs are contained in Appendix 3.

2.2 Material Sample Identification

2.2.1 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 is based on Australian Standard "AS4964-2004 Method for the qualitative identification of asbestos in bulk samples" and "MDHS 77 (Methods for the determination of Hazardous Substances) Asbestos in bulk materials".

The samples were examined by stereo microscopy. Fibrous materials identified under stereo microscopy were extracted and analysed by Polarised Light Microscopy supplemented with Dispersion Staining.

Asbestos Types and Common Name

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite- Blue Asbestos

2.2.2 Lead in Paints

i) Lead Paint Standard

Australian Standard, AS 4361.2-1998 "Guide to Lead Paint Management, Part 2: Residential and Commercial Buildings" defines lead paint - 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 & Poisons" defines a Third Schedule Paint as containing greater than 0.1% lead by dry weight (as from 1 December 1997).

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

ii) 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).

The detection limit of the Niton XL300 Lead Analyser is approximately 0.5 mg/cm^2.

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.

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 Depth Index (DI). The Depth Index (DI) is a numerical indication of the amount of non-leaded paint covering the lead 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 and precision of the XRF analyser, the machine is calibrated each time it is used in addition to the in-built self-calibration check every time 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 against 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.

Lead Check® test swabs

In those cases where the XRF analyser could not be used, representative samples of paint films were collected and screen tested in our laboratory using LeadCheck® test swabs (acidic sodium rhodizonate).

The Lead Check® test swabs are most effective where the lead concentration exceeds 0.5% w/w [i.e. positive response to lead compounds at 0.5% or greater]. At lower levels, they may give a negative result, or a slow positive response.

2.2.3 PCBs

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 NSW Department of Health 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.

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This Report lists the known specific and typical locations/applications/sources of the hazardous 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 materials listed above, as the survey involves a visual inspection and sampling process, only those materials that are physically accessible and recognisable as hazardous materials, can be located and identified. Therefore, it is possible that hazardous 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) Hazardous materials covered or concealed (partially or otherwise) by other materials/items preventing or limiting visual access or identification/recognition.

(vii) Hazardous 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 buildings, it is not possible to guarantee that every source of asbestos, SMF, lead based paints and PCB capacitors has been identified / detected.

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 materials are encountered.

This Report should not be used for the purpose of tendering, preparing costings 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

Graythwaite Nursing Home is located at 14 Edward Street, North Sydney. The site was donated to the state in 1915 by a Mr Thomas Dibbs to be used as a convalescent home and opened in 1916. The property was eventually handed over by the red cross in 1980 to be used as a geriatric hospital by the Home of Peace Hospitals under the supervision of the Health Commission.

The site consists of 4 main buildings situated between Edward Street and Union Street North Sydney. The buildings consists of a series of weatherboard, brick and sandstone multi and single storey buildings. The internal wall linings throughout the site include asbestos and fibre cement sheeting, Masonite, plasterboard, timber and ceramic tile. There are suspended and fixed plasterboard, decorative plasterboard and timber ceilings. The floor coverings include ceramic tile, timber parquetry, carpet and vinyl sheeting.

For the purposes of this survey the report has been divided into five sections dealing with each of the following buildings; the Nursing Home, Main House, Tom O'Neill Building, Coach House and Storage Outbuildings.

Nursing Home

The nursing home runs along the eastern perimeter fence and is a single story weatherboard building with a corrugated metal roof, suspended plasterboard ceilings, plasterboard walls and vinyl sheet floors. The entrance opens onto a reception area in the east-west corridor joining the main house and nursing home. There is a large lounge room at the southern end and several bathrooms which have asbestos cement lined walls and ceramic tiles on the floors and walls. It is currently unoccupied, but was operating as a nursing home until January 2009

The green door above the boiler room on the external east side of the building was inaccessible at the time of inspection (refer to Photograph 1 in Appendix 3) and entry into the ceiling space was not possible due to the false ceiling.

The building was constructed in 1918.

Main House

The main house is situated in the middle of the site. It is a site of heritage significance which has four levels and a roof top walk. The roof top walk was closed off in the early 1990's to make way for solar hot-water units. It is a sandstone building with a slate roof, the internal walls are concrete rendered sandstone, the ceilings are plasterboard and flooring a combination of ceramic tile, vinyl sheeting, carpet and timber floor boards. The building is accessible from the Edward Street nursing home entrance, on the north side of the grounds. The main entrance is from the southern side of the building which is at the end of the Union Street driveway. Parts of the building were occupied until January 2009.

The house was originally a residential home then donated and modified to serve as a convalescent home. There were hospital wards, servant quarters, a kitchen, billiard room, movie room, laundry and roof top walk.

There was no access to the sub floor area, the storage area under the main staircase on the ground floor or onto the roof top.

The building was constructed between 1832 and 1837.

Tom O'Neill Building

The Tom O'Neill Building is on the western side of the main house and was being used to treat dementia patients up until April 2009. It is a single story brick structure with a corrugated metal roof, fibrous plasterboard, timber and Masonite ceilings, brick and masonite walls with carpet and ceramic tiled floors. It consists of an office area, kitchen, toilets and a main dining/recreation room. This section of the site is fenced off with its own outdoor garden area containing a timber gazebo.

The ceiling space in this building was only visible from the man hole in the bathroom.

The building was constructed in 1916.

Coach House

The Coach House is on the north/west corner of the site. It is a double story building with a corrugated metal roof, vinyl sheet flooring downstairs and carpet upstairs, brick walls and wood panel ceilings. It consists of bathrooms, a kitchen, main living/recreation rooms and upstairs offices. The building was occupied until early 2009.

There was no access to the ceiling space, behind the ceramic tiles in the bathroom or under the upstairs carpet.

The building was constructed in circa 1888.

Outbuildings

There are 3 small metal storage sheds located behind the coach house and next to the Tom O'Neil building. These are used to store standard household chemicals..

The old stable and garage is attached to the main house on the northern side and was being used up until January 2009. This building is also made from sandstone and has a slate roof and concrete floors. It has a loft section, used for storage which is only accessible through the garage roof. The flooring is timber.

4.0 SUMMARY OF SURVEY FINDINGS

Asbestos Materials

No Friable asbestos materials were identified on site.

Bonded asbestos materials were identified in the following locations:

Nursing Home:

- The eave linings in the north/east corner are asbestos cement sheet
- The flue which is external from the boiler room on the east side of the building is asbestos cement sheet.
- The weatherboards in the north/west section of the building contain asbestos.
    - Some of these are damaged
- Asbestos is present in the backing to the vinyl floor sheeting throughout the building.
- The walls to the laundry corridor are asbestos cement sheet.
- The lining to bathroom and toilet walls throughout the building contain asbestos.
- Asbestos may be present in the backing to the ceramic tiles in the bathrooms.

Main House:

- Asbestos is present in the backing to the vinyl floor sheeting under the main staircase on the ground floor and into domestic areas
- The veranda panels on the main house are asbestos cement sheet.
    - A section of these panels is damaged.
- The ceiling lining in the west and south/west attic rooms are asbestos cement sheet.
- Asbestos may be present in the backing to the ceramic tiles in the bathroom.
- Asbestos may be present in the external soffit.

Tom O'Neil Building:

- The wall lining in the toilet is asbestos cement sheet.

Coach House:

- Asbestos may be present in the backing to the ceramic tiles in the bathroom.

Generally all of the bonded asbestos materials identified were in a stable condition.

Synthetic Mineral Fibre

Minor sources of bonded synthetic mineral fibre (SMF) containing materials were present in the boiler room on pipes external to the building, in vinyl floor covering and the ceiling space of the nursing home.

These materials are currently in a stable condition and do not pose a significant health risk at this stage.

Polychlorinated Biphenyls (PCB's)

There were no fluorescent light fittings containing PCB's identified.

It should be noted that the light fittings in the main house were too high to assess although they appear to be recent fittings as with the rest of the site.

Lead Based Paints

Lead based paint systems were found throughout all of the buildings surveyed but were generally of concern in the main house where they form a significant hazardous materials issue.

A significant number of the lead based paint systems inspected within the main house were deteriorated with many areas blistering, peeling and flaking and a large accumulation of lead paint debris on the floor. This presents a health risk and has the potential to spread contamination to other areas.

5.0 SURVEY DETAILS

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

5.1 Nursing Home

Asbestos

- Asbestos is present in the eave linings of the north/east corner. Refer to Sample No S5749/01 in Appendix 1.
- Asbestos is present in the weatherboards in the north/west corner of the building. Refer to Sample No S5749/10 in Appendix 1.
- Asbestos is present in the flue which is external to the boiler room in the south/east external section of the building. Refer to Sample No S5749/07 in Appendix 1 and Photograph 1 in Appendix 3.
- Asbestos was found in the backing material of the vinyl floor sheeting in the following areas:
    - Nursing home main entrance (pebble patterned).
    - Lounge room (pebble patterned).
    - Room 11 (green coloured).
    - Northern end of the east corridor (pebble patterned).

  Similar patterned vinyl floor sheeting was found throughout the building and where not sampled this material should be assumed to contain asbestos.
- Asbestos is present in the bathroom wall linings. Refer to Sample No's S5749/36, 37, 39, 40, 43, 44, 46, 47, 49, 50 and 52 in Appendix 1.
- Asbestos is present in the toilet and waste room walls opposite ward 9. Refer to Sample No S5749/54 in Appendix 1.
- Asbestos is present in the laundry corridor wall. Refer to Sample No S5749/16 in Appendix 1.
- Where examined the ductwork in the ceiling space was insulated with SMF material. There may however be sections of pipe work in areas not accessed that are insulated with asbestos material.. Any materials suspected of containing asbestos that were not sampled should be analysed prior to the commencement of works which may disturb them.
- Asbestos may be present in the backing to the ceramic tiles in the bathroom. This area was inaccessible for sampling.

Non Asbestos Materials

- No asbestos was found in the FC sheeting around the window in the north/east external section of the building. Refer to Sample No S5749/02 in Appendix 1.
- No asbestos was found in the pipe insulation on the external eastern wall. Refer to Sample No S5749/03 in Appendix 1.
- No asbestos was found in the pipe insulation under the veranda in the south/east external corner. Refer to Sample No's S5749/05 & 06 in Appendix 1.
- No asbestos was found in the short FC sheet lined perimeter wall in the south/east corner of the boiler room. Refer to Sample No S5749/04 in Appendix 1.
- No asbestos was found in the soffit lining over the south veranda. Refer to Sample No S5749/08 in Appendix 1.
- No asbestos was found in the weatherboards on the western side of the building opposite the main house roller door and behind the reception area. Refer to Sample No S5749/09 in Appendix 1.
- No asbestos was found in the vinyl floor sheeting in the following areas:
    - Under the blue carpet in the first aid room.
    - In the laundry corridor.
    - The bathrooms of Wards 2, 4, 5, 7& 8.
    - Kitchen opposite Ward 9.
    - In the east corridor adjacent to ward 7.

  Refer to Sample No's S5749/12, 15, 38, 41, 42, 45, 48, 51 & 53 in Appendix 1.
- No asbestos was found behind the ceramic tiles in the bathroom adjacent to the first aid room with toilet. Refer to Sample No S5749/13 in Appendix 1.
- No asbestos was found in the electrical backing board at the eastern end of the east-west corridor. Refer to Sample No S5749/19 in Appendix 1.
- No asbestos was found in vinyl sheet lining the internal walls of the northern end of the east corridor. Refer to Sample No S5749/35 in Appendix 1.
- No asbestos was found in the FC sheet lining on the western wall of the lounge room bathroom. Refer to Sample No S5749/18 in Appendix 1.

Synthetic Mineral Fibre

Sources of bonded synthetic mineral fibre are present in the form of:

- Insulation to pipe work and ductwork and in the vinyl floor sheeting throughout the building.

Polychlorinated Biphenyls (PCB's)

No metal cased capacitors containing PCB's were identified in any of the fluorescent light fittings examined.

Lead Based Paints

- The silver coloured paint system on the air conditioning unit on the external north/east corner tested positive for lead. Refer to Sample No S5749/P01 in Appendix 2.

- The brown coloured paint system on the downpipe on the south end of the east wall tested positive for lead. Refer to Sample No S5749/P02 in Appendix 2.

- The green coloured paint system on the door of the external south/east veranda tested positive for lead. Refer to Sample No S5749/P04 in Appendix 2 and Photograph 1 in Appendix 3.

- The rust coloured paint system on the heating oil tank against the eastern fence tested positive for lead. Refer to Sample No S5749/P07 in Appendix 2.

- The paint systems tested on the south and east walls of the lounge room were found to contain lead (refer to Sample Nos S5749/P16 & P18 in Appendix 2). The remaining walls in the lounge room tested negative.

- The white coloured paint system on the west wall window frame of the lounge room tested positive for lead. Refer to Sample No S5749/P19 in Appendix 2. The same paint system was found on the remaining windows and where not sampled these should be assumed to have lead based paint systems applied.

- The paint systems at the entrance were sampled on the internal hallway wall (lime coloured), the window (green coloured) and the ceiling (white coloured), all tested negative to the presence of lead. Refer to Sample No's. S5749/P10, P11 & P12 in Appendix 2.

- The external north/east white brick wall with butterfly patterns tested negative for lead. Refer to Sample No S5749/P03 in Appendix 2.

- The white raining and door on the external south/east veranda tested negative for lead. Refer to Sample Nos S5749/P05 & P06 in Appendix 2.

- The paint system on the weatherboards on the west side of building tested negative for lead. Refer to Sample No S5749/P08 in Appendix 2.

- The green window frame in the external south/west wall tested negative for lead. Refer to Sample No S5749/P09 in Appendix 2.

- The blue coloured paint system on the first aid room walls and white coloured paint system on the ceiling tested negative for lead. Refer to Sample Nos S5749/P13 & P14 in Appendix 2.

- The orange coloured paint system on the west wall and the bright pink coloured paint system on the north wall of the lounge room tested negative for lead. Refer to Sample Nos S5749/P15 & P17 in Appendix 2.

- The mauve coloured paint system on the internal walls of room 12 and the white coloured paint system on the ceiling in room 14 tested negative for lead. Refer to Sample Nos S5749/P20 & P21 in Appendix 2.

- The ceiling in the room 9 & 10 bathroom and the northern hallway ceiling tested negative for lead. Refer to Sample Nos S5749/P22 & P25 in Appendix 2.

- The pink coloured paint system on the walls in the visitor's toilet and the blue coloured paint system on the walls in the linen room tested negative for lead. Refer to Sample Nos S5749/P23 & P24 in Appendix 2.

5.2 Main House

5.2.1 Ground Floor

Asbestos

- Asbestos is present in the backing material of the vinyl floor sheeting that extends under the main staircase and into the domestic areas. Refer to Sample No. S5749/22 in Appendix 1.

Non Asbestos Materials

- No asbestos was found in the vinyl floor sheeting of the south/west room. Refer to Sample No. S5749/20 in Appendix 1.
- No asbestos was found in the wiring insulation under the fireplace mantle in the south/west room. Refer to Sample No S5749/21 in Appendix 1.
- No asbestos was found in the FC sheet wall lining in the staff toilet and locker room. Refer to Sample No S5749/23 in Appendix 1.
- No asbestos was found in the composite fibre board under the blue carpet in the north/west room. Refer to Sample No S5749/27 in Appendix 1.

Synthetic Mineral Fibre

No sources of synthetic mineral fibre were identified.

Polychlorinated Biphenyls (PCB's)

No metal cased capacitors containing PCB's were identified in any of the fluorescent light fittings inspected..

Lead Based Paints

- The green coloured paint system on the eastern wall of the south/east room tested positive for lead. Refer to Sample No S5749/P26 in Appendix 2.
- The brown coloured paint system on the east window frame in the south/east room tested positive for lead. Refer to Sample No S5749/P27 in Appendix 2.
- The brown coloured paint system on the eastern skirting board in the south/east room tested positive for lead. Refer to Sample No S5749/P28 in Appendix 2.
- The white coloured paint system on the ceiling in the south/east room tested positive for lead. Refer to Sample No S5749/P29 in Appendix 2.
- The pink coloured paint system in the main entrance hallway tested positive for lead. Refer to Sample No S5749/P30 in Appendix 2.

- The white coloured paint system on the ceiling in the main hallway tested positive for lead. Refer to Sample No S5749/P31 in Appendix 2.

- The off white coloured paint system on the west wall of the most south/west room tested positive for lead. Refer to Sample No S5749/P33 in Appendix 2.

- The white coloured paint system on the southern window frame in the south/west room tested positive for lead. Refer to Sample No S5749/P34 in Appendix 2.

- The cream coloured paint system on the west ceiling cornice in the south/west room tested positive for lead. Refer to Sample No S5749/P35 in Appendix 2.

- The white coloured paint system on the ceiling in the south/west room tested positive for lead. Refer to Sample No S5749/P36 in Appendix 2 and Photograph 2 in Appendix 3. This paint system is deteriorated.

- The white coloured paint system on the north upper wall in the south/west room tested positive for lead. Refer to Sample No S5749/P37 in Appendix 2 and Photograph 2 in Appendix 3. This paint system is peeling from the wall.

- The cream coloured paint system on the west skirting board tested positive for lead. Refer to Sample No S5749/P38 in Appendix 2.

- The pink coloured paint system on the south wall in the next room north along the west side of the building (second room) tested positive for lead. Refer to Sample No S5749/P40 in Appendix 2.

- The olive coloured paint system on the window frame in the second room tested positive for lead. Refer to Sample No S5749/P41 in Appendix 2.

- The white coloured paint system on the south upper wall in the second room tested positive for lead. Refer to Sample No S5749/P42 in Appendix 2. This paint system is peeling from the wall.

- The black coloured paint system on the fire place frame in the second room tested positive for lead. Refer to Sample No S5749/P44 in Appendix 2.

- The white coloured paint system on the window frame in the third room tested positive for lead. Refer to Sample No S5749/P46 in Appendix 2.

- The white coloured paint system on the ceiling in the third room tested positive for lead. Refer to Sample No S5749/P47 in Appendix 2.

- The peach coloured paint system on the south wall in the fourth room tested positive for lead. Refer to Sample No S5749/P48 in Appendix 2 and Photograph 3 in Appendix 3. This paint system has heavily deteriorated.

- The white coloured paint system on the window frame in the fourth room tested positive for lead. Refer to Sample No S5749/P49 in Appendix 2.

- The white coloured paint system on the northern skirting board tested positive for lead. Refer to Sample No S5749/P51 in Appendix 2.

- The white coloured paint system on the west wall of the most north/west room tested positive for lead. Refer to Sample No S5749/P53 in Appendix 2 and Photograph 4 in Appendix 3. This paint system has heavily deteriorated.

- The white coloured paint system on the ceiling of the north/west room tested positive for lead. Refer to Sample No S5749/P164 in Appendix 2 and Photograph 4 in Appendix 3. This paint system has heavily deteriorated.

- The white coloured paint system on the concrete ceiling of the east storage area of the north/west room tested positive for lead. Refer to Sample No S5749/P165 in Appendix 2. This paint system has heavily deteriorated.

- The white coloured paint system on the metal ceiling of the east storage area in the north/west room tested positive for lead. Refer to Sample No S5749/P166 in Appendix 2. This paint system has heavily deteriorated.

- The white coloured paint system on the hallway wall into the domestic services area tested positive for lead. Refer to Sample No S5749/P54 in Appendix 2.

- The white coloured paint system on the ceiling of the hallway passage into the domestic services area tested positive for lead. Refer to Sample No S5749/P167 in Appendix 2. This paint system has heavily deteriorated.

- The white coloured paint system on the east wall in the cleaning room tested positive for lead. Refer to Sample No S5749/P58 in Appendix 2.

- The white coloured paint system on the south wall in the room under the small stair case tested positive for lead. Refer to Sample No S5749/P59 in Appendix 2.

- The brown coloured paint system on the main entrance door tested negative for lead. Refer to Sample No S5749/P32 in Appendix 2.

- The white coloured paint system on the fireplace frame in the south/west room tested negative for lead. Refer to Sample No S5749/P39 in Appendix 2.

- The white ceiling in the second room, the off white coloured paint system on the walls in the third room and the white coloured paint system on the ceiling in the fourth room tested negative for lead. Refer to Sample No's S5749/P43, P45 & P50 in Appendix 2.

- The white coloured paint system on the walls in the outdoor/indoor section between the fourth room and the north/west room tested negative for lead. Refer to Sample No S5749/P52 in Appendix 2.

- The white coloured paint system on the north wall in the locker room and on the north wall and door in the toilets tested negative for lead. Refer to Sample No's S5749/P55, P56 & P57 in Appendix 2.

5.2.2 Level 1 (First exit off main stair case)

Asbestos

- Asbestos may be present in the backing to the ceramic tiles in the bathroom. This area was inaccessible for sampling.

Non Asbestos material:

- No asbestos was found in the FC sheet lining the southern wall of the western toilets. Refer to Sample No S5749/24 in Appendix 1.

Synthetic Mineral Fibre

No sources of synthetic mineral fibre were identified

Polychlorinated Biphenyls (PCB's)

No metal cased capacitors containing PCB's were identified in any of the fluorescent light fittings examined.

Lead Based Paints

- The white coloured paint system on the slanting roof in the western bathroom above the bath tub tested positive for lead.. Refer to Sample No S5749/P71 in Appendix 2.
- The white coloured paint system on the wall of the hallway leading to the western toilets tested positive for lead. Refer to Sample No S5749/P74 in Appendix 2 and Photograph 5 in Appendix 3. This paint system has heavily deteriorated.
- The white coloured paint system on the ceiling in the hallway leading to the western toilets tested positive for lead. Refer to Sample No S5749/P168 in Appendix 2 and Photograph 5 in Appendix 3. This paint system has heavily deteriorated.
- The white coloured paint system on the window frame in the northern bedroom tested positive for lead. Refer to Sample No S5749/P76 in Appendix 2.
- The white coloured paint system on the northern skirting board in the north bedroom tested positive for lead. Refer to Sample No S5749/P77 in Appendix 2.
- The white coloured paint system on the door to the northern bedroom tested positive for lead. Refer to Sample No S5749/P78 in Appendix 2.
- The white coloured paint system on the south wall in the middle bedroom tested positive for lead. Refer to Sample No S5749/P81 in Appendix 2.
- The white coloured paint system on the wooden boards in the bedroom hallway tested positive for lead. Refer to Sample No S5749/P83 in Appendix 2.

- The white coloured paint system on the ceiling of the hallway to the bedrooms tested positive for lead. Refer to Sample No S5749/P169 in Appendix 2. This paint system has heavily deteriorated.

- The white coloured paint system on the south wall in the southern bedroom tested positive for lead. Refer to Sample No S5749/P84 in Appendix 2.

- The blue coloured paint system on the south wall in the eastern bathroom tested positive for lead. Refer to Sample No S5749/P85 in Appendix 2.

- The white coloured paint system on the ceiling in the eastern bathroom tested positive for lead. Refer to Sample No S5749/P86 in Appendix 2.

- The pink coloured paint system on the north wall of the main stair case tested positive for lead. Refer to Sample No S5749/P87 in Appendix 2.

- The white coloured paint system on the underside of the main stair case up to level two tested positive for lead. Refer to Sample No S5749/P89 in Appendix 2.

- The paint systems on the eastern toilet door and wall tested negative for lead. Refer to Sample No's S5749/P72 & P73 in Appendix 2.

- The white coloured paint systems on the north and south walls and the ceiling of the northern bedroom tested negative for lead. Refer to Sample No's S5749/P75, P79 & P80 in Appendix 2.

- The white coloured paint system on the ceilings of the middle and southern bedrooms tested negative for lead. Refer to Sample No's S5749/P82 & P170 in Appendix 2.

- The brown coloured paint system on the skirting boards on the north wall of the main staircase tested negative for lead. Refer to Sample No S5749/P88 in Appendix 2.

5.2.3 Level 2 (Second exit off main stair case)

Asbestos

- Asbestos is present in the veranda panels. Some of these panels are damaged and it is recommended to remove any loose fragments of asbestos cement sheet. Refer to Sample No S5749/25 in Appendix 1 and Photograph 8 in Appendix 3.

Non Asbestos Materials

- No asbestos was found in the bituminous membrane flooring of the veranda. Refer to Sample No S5749/26 in Appendix 1.

Synthetic Mineral Fibre

No sources of synthetic mineral fibre were identified

Polychlorinated Biphenyls (PCB's)

No metal cased capacitors containing PCB's were identified in any of the fluorescent light fittings examined.

Lead Based Paints

- The white coloured paint system on the fire place in the north/east room tested positive for lead. Refer to Sample No S5749/P90 in Appendix 2.
- The white coloured paint system on the north skirting board in the north/east room tested positive for lead. Refer to Sample No S5749/P92 in Appendix 2.
- The white coloured paint system on the window frame in the north/east room tested positive for lead. Refer to Sample No S5749/P94 in Appendix 2.
- The white coloured paint system on the ceiling in the north/east room tested positive for lead. Refer to Sample No S5749/P95 in Appendix 2.
- The white coloured paint system on the north wall in the middle room on the eastern side tested positive for lead. Refer to Sample No S5749/P96 in Appendix 2.
- The white coloured paint system on the northern skirting board in the middle/east room tested positive for lead. Refer to Sample No S5749/P97 in Appendix 2.
- The white coloured paint system on the window frame in the middle/east room tested positive for lead. Refer to Sample No S5749/P98 in Appendix 2.
- The green coloured paint system on the northern wall in the south/east room tested positive for lead. Refer to Sample No S5749/P100 in Appendix 2.
- The brown coloured paint system on the northern skirting board in the south/east room tested positive for lead. Refer to Sample No S5749/P101 in Appendix 2.
- The brown coloured paint system on the fireplace frame in the south/west room tested positive for lead. Refer to Sample No S5749/P102 in Appendix 2.
- The white coloured paint system on the ceiling in the south/east room tested positive for lead. Refer to Sample No S5749/P103 in Appendix 2.
- The white coloured paint system on the veranda panels external to the south/west room tested positive for lead. Refer to Sample No S5749/P104 in Appendix 2.
- The burgundy coloured paint system on the skirting boards of the veranda external to the south/east room tested positive for lead. Refer to Sample No S5749/P105 in Appendix 2.

- The white coloured paint system on the window frame external to the south/east room tested positive for lead. Refer to Sample No S5749/P106 in Appendix 2.

- The white coloured paint system on the western wall of the middle room on the south side tested positive for lead. Refer to Sample No S5749/P107 in Appendix 2.

- The white coloured paint system on the ceiling of the middle/east room tested positive for lead. Refer to Sample No S5749/P108 in Appendix 2.

- The pink coloured paint system on the south wall of the south/west corner room tested positive for lead. Refer to Sample No S5749/P109 in Appendix 2.

- The white coloured paint system on the window frame in the south/west room tested positive for lead. Refer to Sample No S5749/P110 in Appendix 2.

- The white coloured paint system on the ceiling of the south/west room tested positive for lead. Refer to Sample No S5749/P112 in Appendix 2.

- The white coloured paint system on the ceiling in the bay window section of the south/west room tested positive for lead. Refer to Sample No S5749/P171 in Appendix 2 and Photograph 6 in Appendix 3. This paint system has heavily deteriorated and there are fragments of ceiling plaster on the floor.

- The white coloured paint system on the wooden panels in the north-south corridor on the west side tested positive for lead. Refer to Sample No S5749/P113 in Appendix 2.

- The white coloured paint system on the north wall in the kitchen tested positive for lead. Refer to Sample No S5749/P114 in Appendix 2.

- The white coloured paint system on the ceiling in the kitchen tested positive for lead. Refer to Sample No S5749/P115 in Appendix 2.

- The white coloured paint system on the fireplace frame in the third room on the western side of the building tested positive for lead. Refer to Sample No S5749/P116 in Appendix 2.

- The white coloured paint system on the north wall in the third room tested positive for lead. Refer to Sample No S5749/P117 in Appendix 2.

- The white coloured paint system on the ceiling in the third room tested positive for lead. Refer to Sample No S5749/P120 in Appendix 2.

- The white coloured paint system on the ceiling of the bay window section of the third room tested positive for lead. Refer to Sample No S5749/P172 in Appendix 2 and Photograph 7 in Appendix 3. This paint system has heavily deteriorated and there are fragments of ceiling plaster on the floor.

- The green coloured paint system on the north wall of the north/west room tested positive for lead. Refer to Sample No S5749/P121 in Appendix 2.

- The white coloured paint system on the ceiling in the north/west room tested positive for lead. Refer to Sample No S5749/P122 in Appendix 2.

- The white north and east walls of the north/east room tested negative for lead. Refer to Sample No's S5749/P91 & P93 in Appendix 2.

- The white coloured paint system on the ceiling in the middle/east room tested negative for lead. Refer to Sample No S5749/P99 in Appendix 2.

- The pink coloured paint system on the north wall in the south/west room and door in the middle/west room tested negative for lead. Refer to Sample No's S5749/P111, P118 & P119 in Appendix 2.

5.2.4 Attic

Asbestos

- Asbestos is present in the ceiling lining of the west room. Refer to Sample No S5749/56 in Appendix 1 and Photograph 9 in Appendix 3.

- Asbestos is present in the ceiling lining of the south/west room. Refer to Sample No S5749/57 in Appendix 1

Non Asbestos Materials

- No asbestos is present in the underlay of the floor covering in the west room . Refer to Sample No S5749/55 in Appendix 1.

- No asbestos is present in the plaster rose from ceiling detail in the east room. Refer to Sample No S5749/58 in Appendix 1.

Synthetic Mineral Fibre

No sources of synthetic mineral fibre were identified

Polychlorinated Biphenyls (PCB's)

No metal cased capacitors containing PCB's were identified in any of the fluorescent light fittings examined.

Lead Based Paints

- The white coloured paint system on the south wall of the north/east room tested positive for lead. Refer to Sample No S5749/P123 in Appendix 2.

- The white coloured paint system on the ceiling in the north/east room tested positive for lead. Refer to Sample No S5749/P173 in Appendix 2.

- The purple coloured paint system on the south wall in the south/east room tested positive for lead. Refer to Sample No S5749/P124 in Appendix 2.

- The brown coloured paint system on the window frame in the south/east room tested positive for lead. Refer to Sample No S5749/P125 in Appendix 2.

- The white coloured paint system on the ceiling in the south/east room tested positive for lead. Refer to Sample No S5749/P174 in Appendix 2.

- The white coloured paint system on the south wall in the south/west room tested positive for lead. Refer to Sample No S5749/P126 in Appendix 2.

- The white coloured paint system on the south skirting board in the south/west room tested positive for lead. Refer to Sample No S5749/P127 in Appendix 2.

- The white coloured paint system on the ceiling in the south/west room tested positive for lead. Refer to Sample No S5749/P175 in Appendix 2. This paint system has heavily deteriorated.

- The white coloured paint system on the north wall in the window passage of the west room tested positive for lead. Refer to Sample No S5749/P179 in Appendix 2.

- The purple coloured paint system on the south wall in the window passage of the west room tested positive for lead. Refer to Sample No S5749/P129 in Appendix 2.

- The white coloured paint system on the northern skirting board in the west room tested positive for lead. Refer to Sample No S5749/P130 in Appendix 2.

- The white coloured paint system on the ceiling in the west room tested positive for lead. Refer to Sample No S5749/P176 in Appendix 2 and Photograph 9 in Appendix 3. This paint system has heavily deteriorated.

- The cream coloured paint system on the underside of the main stair case at attic level tested positive for lead. Refer to Sample No S5749/P132 in Appendix 2.

- The white coloured paint system of the upper walls of the stair case leading to the roof top tested positive for lead. Refer to Sample No S5749/P133 in Appendix 2.

- The brown coloured paint system of the steps on the staircase to the roof top tested positive for lead. Refer to Sample No S5749/P134 in Appendix 2.

- The brown coloured paint system on the doors on the south/west and north/west rooms tested negative for lead. Refer to Sample No's S5749/P128 & P131 in Appendix 2.

General

There was no access to the roof top.

5.2.5 Outside Main Building

Asbestos

- Asbestos may be present on the external soffits. This area was inaccessible for sampling due to height restrictions.

Non Asbestos

- No asbestos was found in the FC sheet lined external wall in the staff court yard. Refer to Sample No S5749/29 in Appendix 1.
- No asbestos was found in the mortar at the building entrance from Edward Street. Refer to Sample No S5749/30 in Appendix 1.
- No asbestos was found in the roof tiles. Refer to Sample No S5749/31 in Appendix 1.

Synthetic Mineral Fibre

No sources of synthetic mineral fibre were identified

Polychlorinated Biphenyls (PCB's)

No metal cased capacitors containing PCB's were identified in any of the fluorescent light fittings examined.

Lead Based Paints

- The white coloured paint system on the window frames on the external east wall of the main house tested positive for lead. Refer to Sample No S5749/P60 in Appendix 2.
- The pink/brown coloured paint system on the base of the veranda pillars on the ground floor balcony tested positive for lead. Refer to Sample No S5749/P61 in Appendix 2.
- The white coloured paint system on the veranda pillars on the ground floor balcony tested positive for lead. Refer to Sample No S5749/P62 in Appendix 2.
- The white coloured paint system on the downpipe in the south/west corner of the main house tested positive for lead. Refer to Sample No S5749/P64 in Appendix 2.
- The white coloured paint system on the window frame on the west external wall outside the 4th room tested positive for lead. Refer to Sample No S5749/P67 in Appendix 2.
- The white coloured paint system on the sandstone in the staff court yard tested positive for lead. Refer to Sample No S5749/P70 in Appendix 2.

- The white coloured paint system on the timber and metal furniture on the west side of the main house tested negative for lead. Refer to Sample No's S5749/P63 & P66 in Appendix 2.

- The white coloured paint system on the wooden gate to the sub floor of the main house tested negative for lead. Refer to Sample No S5749/P65 in Appendix 2.

- The white coloured paint system on the external passage to the staff toilets in the staff courtyard tested negative for lead. Refer to Sample No S5749/P69 in Appendix 2.

- The red coloured paint system on the timber box housing the fire hydrant on the east side of the main house tested negative for lead. Refer to Sample No S5749/P68 in Appendix 2.

5.3 Tom O'Neill Building

Asbestos

- Asbestos is present in the lining on the internal west wall of the north toilet vestibule. Refer to Sample No S5749/59 in Appendix 1.

- Asbestos is present in the lining on the internal south wall of the north toilet vestibule. Refer to Sample No S5749/60 in Appendix 1.

Synthetic Mineral Fibre

No sources of synthetic mineral fibre were identified

Polychlorinated Biphenyls (PCB's)

No metal cased capacitors containing PCB's were identified in any of the fluorescent light fittings examined.

Lead Based Paints

- The yellow coloured paint system on the architrave around the window of the east wall tested positive for lead. Refer to Sample No S5749/P154 in Appendix 2.

- The yellow coloured paint system on the architrave around the door of the external north wall tested positive for lead. Refer to Sample No S5749/P155 in Appendix 2.

- The yellow coloured paint system on the window sill on the external east wall tested positive for lead. Refer to Sample No S5749/P158 in Appendix 2.

- The yellow coloured paint system on the horizontal section on the top of the south wall of the external balcony tested positive for lead. Refer to Sample No S5749/P161 in Appendix 2.

- The yellow coloured paint system on the window sill in the external south wall tested positive for lead. Refer to Sample No S5749/P162 in Appendix 2.

- The white coloured paint system on the door in the external north wall tested negative for lead. Refer to Sample No S5749/P153 in Appendix 2.

- The yellow coloured paint system on the external north and east walls tested negative for lead. Refer to Sample No's S5749/P156 & P157 in Appendix 2.

- The yellow coloured paint system on the external rendered surface on the east and south walls tested negative for lead. Refer to Sample No's S5749/P159 & P163 in Appendix 2.

- The yellow coloured paint system on the footings on the external east side of the building tested negative for lead. Refer to Sample No S5749/P160 in Appendix 2.

5.4 Couch House

5.4.1 Ground Level

Asbestos

- Asbestos may be present in the backing to the ceramic tiles in the bathroom. This area was inaccessible for sampling.

Non Asbestos Material

- No asbestos was found in the floor covering at the entrance and north/east room. Refer to Sample No S5749/32 in Appendix 1.

- No asbestos was found in the floor covering in the north/west room. Refer to Sample No S5749/33 in Appendix 1.

Synthetic Mineral Fibre

No sources of synthetic mineral fibre were identified

Polychlorinated Biphenyls (PCB's)

No metal cased capacitors containing PCB's were identified in any of the fluorescent light fittings examined.

Lead Based Paints

- The brown coloured paint system on the external eastern window frame tested positive for lead. Refer to Sample No S5749/P135 in Appendix 2.

- The brown coloured paint system on the external stable doors tested positive for lead. Refer to Sample No S5749/P136 in Appendix 2.

- The brown coloured paint system on the window frame in the kitchen tested positive for lead. Refer to Sample No S5749/P142 in Appendix 2.

- The white coloured paint system on the concrete walls at the entrance and brown coloured paint system on the door frame tested negative for lead. Refer to Sample No's S5749/P137 & P138 in Appendix 2.

- The green coloured paint system on the entrance door, white coloured paint system on the stable doors and brown coloured paint system on the door frame tested negative for lead. Refer to Sample No's S5749/P139, P140 & P141 in Appendix 2.

- The white coloured paint system on the door to north/east room tested negative for lead. Refer to Sample No S5749/P143 in Appendix 2.

- The white coloured paint system on the brick walls and the brown coloured paint system on the window frame and skirting boards in the north/west room tested negative for lead. Refer to Sample No's S5749/P144, P145 & P146 in Appendix 2.

- The white coloured paint system on the ceiling and the brown coloured paint system on the door frame in the north/west room tested negative for lead. Refer to Sample No's S5749/P147 & P148 in Appendix 2.

5.4.2 Level 1

Asbestos

- Asbestos may be present in the backing to the ceramic tiles in the bathroom. This area was inaccessible for sampling.

Synthetic Mineral Fibre

No sources of synthetic mineral fibre were identified

Polychlorinated Biphenyls (PCB's)

No metal cased capacitors containing PCB's were identified in any of the fluorescent light fittings examined.

Lead Based Paints

- The off white coloured paint system was sampled on the concrete rendered walls in the main room and in the south/east room on level 1 and tested negative for lead. Refer to Sample No's S5749/P149 & P151 in Appendix 2. The same paint system was found throughout the internal walls on level 1 and where not sampled should be assumed not to contain lead.

- The brown coloured paint system was sampled on the window frames in the main room and in the south/east room on level 1 and tested negative for lead. Refer to Sample No's S5749/P150 & P152 in Appendix 2. The same paint system was found

on the window frames throughout level 1 and where not sampled should be assumed not to contain lead.

General

There was no access to the ceiling space, behind ceramic tiles or under the carpets upstairs.

5.5 Storage Outbuildings (Stables/garage of the main house)

Asbestos

No asbestos materials was identified

Non Asbestos Materials

- The roof is lined with slate. Refer to Sample No S5749/28 in Appendix 1.

Synthetic Mineral Fibre

No sources of synthetic mineral fibre were identified

Polychlorinated Biphenyls (PCB's)

No metal cased capacitors containing PCB's were identified in any of the fluorescent light fittings examined.

Lead Based Paints

- The white coloured paint system on the storage area ceiling (old stables) tested positive for lead. Refer to Sample No S5749/P177 in Appendix 2 and Photograph 10 in Appendix 3. This paint system has heavily deteriorated.
- The white coloured paint system on the walls in the storage area (old stables) tested positive for lead. Refer to Sample No S5749/P178 in Appendix 2.

General

The old stables at the time of inspection were storing:

- 3 CYTOTOXIC waste bins (empty) and a clinical waste bin
- cement mix
- garden insecticide
- raw linseed oil
- old telephones
- light fittings

- doors
- shelves
- hospital detergent

The loft section of the stables were storing more cleaning products and deteriorating plastic bags and rubbish.

6.0 QUALITATIVE RISK ASSESSMENT – METHODOLOGY

6.1 Introduction

The site inspection and building survey identified and recorded the locations of the hazardous materials described in Section 5.0. The following section outlines the principal factors used for making a qualitative assessment of the risk the hazardous materials pose to all the building's occupants and the priority rating system for control of the hazardous materials. Section 7.0 outlines the recommendations for site entry and any general recommendations.

The priority rating system outlined below is designed as a guide to those responsible for the development of a comprehensive hazardous materials management plan. The actual setting of priorities for the implementation of control procedures for the hazards, will be dependent not only on the allocated rating, but also on factors such as changes to work practices or the physical environment which would occur during refurbishment or demolition. Not withstanding this, the allocated rating does provide a reasonable guide to appropriate priority setting with regard to the current condition of the materials.

6.2 Asbestos

The purpose of the on-site phase of the survey is to identify the presence of asbestos materials through a combination of visual inspection and material sampling. The qualitative risk assessment of any asbestos 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 asbestos, the likelihood of fibres released entering the occupied space and any other information considered important or relevant.

These factors have also been utilised 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 hazardous 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 degrading factors.

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.

6.3 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.

6.4 Lead Based Paint

The purpose of the site inspection is to identify the presence of lead based paint materials through a combination of visual inspection, on-site testing and material sampling. The qualitative risk assessment of any lead based paints identified 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 of children etc.) and any other information considered important or relevant.

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 abatement that is more extensive. 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. Unlikely to present a risk to health unless damaged or deterioration occurs. 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.

6.5 Polychlorinated Biphenyl Capacitors

The purpose of the site inspection is to identify the presence of PCB containing electrical components through a combination of visual inspection and component sampling and testing. The qualitative risk assessment of any PCB containing electrical components identified 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. Unlikely to present a risk to health unless capacitor is damaged or deteriorates.

7.0 QUALITATIVE RISK ASSESSMENT – HAZARD CONTROL STRATEGIES AND RECOMMENDATIONS

7.1 Asbestos Materials

The asbestos containing materials identified on the site 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.

The asbestos cement sheet veranda panelling on the main house is broken in places and there are fragments of AC sheet on the floor. Although this does not in itself present a significant risk to potential occupants of the building the debris should be removed and disposed of appropriately as a matter of good housekeeping.

7.1.1 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.

7.1.2 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)]".

7.2 Synthetic Mineral Fibre Materials

Minor sources of synthetic mineral fibre containing materials are present on the site. Provided these SMF materials have been installed in accordance with current industry practice and are in a good and stable condition and do not pose a significant health risk to the occupants in these buildings. No SMF remedial works are recommended.

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).

7.3 Lead Based Paint Systems

The results of this survey show that the majority of the paint systems in the main house contain lead. In a number of areas, the lead paint systems have been overpainted with lead free acrylic paints, this can be seen by a higher depth index number as read in the lead paint analysis results in Appendix 2. Due to the high number of lead based paint systems identified, it is recommended that all paint systems in the main house should be assumed to contain lead, on either the top surface of the paint membrane or contained in the lower layers of paint.

Many of the lead based paint systems inspected within the main house were in an advanced state of deterioration and they have been allocated a Priority L2: Potential Elevated Risk Level. As the Main House is currently unoccupied the risk of exposure to lead contamination is minimized. Control measures to stabilise this material should be initiated in the short term, with formal abatement of the hazard being considered prior to the building being reoccupied.

Stabilising the paint surfaces will slow further deterioration and the spread of contamination to other areas. Stabilisation of the paint involves the removal of the loose and flaking paint and overpainting (with a sealer coat). Any accumulated dusts and detached paint flakes in these areas must be cleaned up and disposed of as lead paint waste during the remedial works to remove any potential lead contamination. These works should be conducted as soon as practicable.

The paint systems within the nursing home, coach house or Tom O'Neil buildings which contain lead are all in good condition or have only minor or localised areas of damage. These lead based paint films have been given a Priority L3 rating. No lead paint remedial works are recommended in these areas.

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*".

7.4 Polychlorinated Biphenyl Capacitors

No PCB containing electrical components were identified during our site inspection.

The site assessment examined a representative portion of the fluorescent light fittings throughout the buildings on this site. 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 be identified in other light fittings on the site they should be tested for PCB's. Any leaking PCB containing capacitors identified should be removed and disposed of in accordance with the requirements of the relevant state legislation prior to the commencement of any renovation or demolition works that may cause their disturbance.

APPENDIX 1: ASBESTOS SAMPLE ANALYSIS RESULTS

Asbestos Analysis Results

Sample No.	Sample Location	Analysis Result
Nursing Home		
S5749/01	North/East corner eave – AC Sheet	Contains Chrysotile
S5749/02	North/East corner window, sheeting around the northern most window – FC Sheet	NAFD
S5749/03	Eastern wall, south side - insulation on pipes (orange coloured) – Insulation	NAFD
S5749/04	South/East corner, short wall of boiler room, underneath veranda – FC Sheet	NAFD
S5749/05	Insulation on pipes under south east veranda – brown wool coloured Insulation	NAFD, Contains SMF
S5749/06	Insulation on pipes under south/east veranda – black coloured Insulation	NAFD, Contains SMF
S5749/07	Flue, external from boiler room – AC Flue	Contains Chrysotile, Contains Amosite
S5749/08	South veranda soffit – FC Sheet	NAFD
S5749/09	West wall weatherboard, adjacent roller door of main house and behind reception area – FC Sheet	NAFD
S5749/10	North/West corner weatherboard – AC Sheet	Contains Chrysotile
S5749/11	Vinyl floor sheeting at entrance and typical throughout nursing home (pebble coloured) – asbestos backing material	Contains Chrysotile in the backing material, NAFD in vinyl sheeting or glue
S5749/12	Floor covering under blue carpet in first aid room - Vinyl floor sheeting (green coloured)	NAFD
S5749/13	Backing to ceramic tiles in room adjacent first aid room with toilet – FC Sheet	NAFD

Sample No.	Sample Location	Analysis Result
S5749/14	Vinyl floor sheeting in lounge room (pebble coloured) asbestos backing material	Contains Chrysotile in the backing material, NAFD in vinyl sheeting or glue
S5749/15	Floor covering in laundry corridor – Vinyl floor sheeting (cream coloured with stripes)	NAFD
S5749/16	Laundry corridor walls – AC Sheet	Contains Chrysotile
S5749/17	Vinyl floor sheeting in room 11 (green coloured) – asbestos backing material	Contains Chrysotile in the backing material, NAFD in vinyl sheeting or glue
S5749/18	Lounge room western bathroom wall – FC Sheet	NAFD
S5749/19	Electrical backing board in main hallway running east/west from entrance	NAFD
S5749/34	Floor covering on the northern end of the east corridor – asbestos backing material	Contains Chrysotile in the backing material, NAFD in vinyl sheeting or glue
S5749/35	Vinyl sheet lining the internal walls of the northern end of the east corridor	NAFD
S5749/36	Lining to the internal west wall of the Ward 3 bathroom – AC sheet	Contains Chrysotile
S5749/37	Lining to the internal east wall of the Ward 3 bathroom – AC sheet	Contains Chrysotile
S5749/38	Ward 4 bathroom floor covering – vinyl floor sheeting	NAFD in vinyl sheeting, contains SMF, NAFD in glue
S5749/39	Lining on the internal west wall of the Ward 4 bathroom – AC sheet	Contains Chrysotile
S5749/40	Lining on the internal east wall of the Ward 4 bathroom – AC sheet	Contains Chrysotile
S5749/41	Ward 5 floor covering – vinyl floor sheeting	NAFD
S5749/42	Ward 2 bathroom floor covering – vinyl floor sheeting	NAFD, contains SMF
S5749/43	Lining on the internal east wall of the Ward 2 bathroom – AC sheet	Contains Chrysotile

Sample No.	Sample Location	Analysis Result
S5749/44	Lining on the internal west wall of the Ward 5 bathroom – AC sheet	Contains Chrysotile
S5749/45	Ward 5 bathroom floor covering – vinyl floor sheeting	NAFD, contains SMF
S5749/46	Lining on the internal west wall of the Ward 1 bathroom – AC sheet	Contains Chrysotile
S5749/47	Lining on the internal west wall of the Ward 6 bathroom – AC sheet	Contains Chrysotile
S5749/48	Floor covering in the east corridor, adjacent to Ward 7 – vinyl floor sheeting	NAFD in vinyl sheeting NAFD in glue
S5749/49	Lining on the internal south wall of the small toilet adjacent to Ward 7 – AC sheet	Contains Chrysotile
S5749/50	Lining on the internal north wall of the Wards 7&8 bathroom – AC sheet	Contains Chrysotile
S5749/51	Ward 7&8 bathroom floor covering – vinyl floor sheeting	NAFD in vinyl sheeting NAFD in glue
S5749/52	Lining on the internal north wall of the Wards 9&10 bathroom – AC sheet	Contains Chrysotile
S5749/53	Floor covering in the kitchen area, west side of the corridor, opposite Ward 9 – vinyl floor sheeting	NAFD in vinyl sheeting NAFD in glue, contains SMF
S5749/54	Lining on the internal south wall of the toilet and waste room, west side of the corridor, opposite Ward 9 – AC sheet	Contains Chrysotile
Main House – Ground level		
S5749/20	South/West room, Vinyl floor sheeting (green coloured) – backing material	NAFD
S5749/21	Insulation on wire under fire place mantle in south/west room – Insulation	NAFD
S5749/22	Vinyl floor sheeting under main staircase and into staff areas (white coloured) – asbestos backing material	Contains Chrysotile in the backing material, NAFD in vinyl sheeting or glue

Sample No.	Sample Location	Analysis Result
S5749/23	Toilet wall in north wing of staff area and locker room – FC Sheet	NAFD
S5749/27	North/West corner room, under blue carpet – Composite fibre board	NAFD
Main House – Level 1 (First exit off main stair case)		
S5749/24	Western toilet southern wall – FC Sheet	NAFD
Main House – Level 2 (Second exit off main stair case)		
S5749/25	Veranda panels – AC Sheet	Contains Chrysotile, Contains Crocidolite
S5749/26	Veranda floor panel – Bituminous membrane	NAFD
Main House – Attic level		
S5749/55	Floor covering in the west room - underlay	NAFD
S5749/56	Ceiling lining in the west room – AC sheet	Contains Chrysotile
S5749/57	Ceiling lining in the SW room – AC sheet	Contains Chrysotile
S5749/58	Plaster rose from ceiling detail in the east room - Plasterboard	NAFD
Outside Main Building		
S5749/29	Outside staff court yard, wall – FC sheet	NAFD
S5749/30	Mortar at building entrance – Cement and fine aggregate	NAFD
S5749/31	Roof covering – Slate	NAFD
Tom O'Neil Building		
S5749/59	Lining on the internal west wall of the north toilet vestibule – AC sheet	Contains Chrysotile
S5749/60	Lining on the internal south wall of the north toilet vestibule – AC sheet	Contains Chrysotile

Sample No.	Sample Location	Analysis Result
Coach House		
S5749/33	Floor covering in north/west room, green coloured – Vinyl sheeting (no backing)	NAFD
S5749/32	Floor covering at entrance and north/east room, pink coloured – Vinyl sheeting (no backing)	NAFD
Stables off main house		
S5749/28	Roof covering – Slate	NAFD

APPENDIX 2: LEAD PAINT SAMPLE ANALYSIS RESULTS

Lead in Paint Analysis Results

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm^2)	DI (Depth Index)
Nursing Home			
S5749/P01	Air conditioning unit in north/east corner – silver coloured paint system	Positive 2.6	1
S5749/P02	Downpipe on the south end of the east wall – brown coloured paint system	Positive 1.2	1
S5749/P03	External north/east brick wall with butterfly patterns – white coloured paint system	Negative	-
S5749/P04	South/East end of building, door on veranda next to ramp – green coloured paint system	Positive 5.1	2.8
S5749/P05	South/East end of building, veranda railing – white coloured paint system	Negative	-
S5749/P06	South/East end of building, door on veranda – off white coloured paint system	Negative	-
S5749/P07	Rusted heating oil tank between brick wall and eastern fence – rust coloured paint system	Positive 4.1	1
S5749/P08	West side of building on weatherboards – cream coloured paint system	Negative	-
S5749/P09	South west external wall, window frame – green coloured paint system	Negative	-
S5749/P10	Entrance hallway – lime coloured paint system	Negative	-
S5749/P11	Entrance window – dark lime coloured paint system	Negative	-
S5749/P12	Entrance ceiling – white coloured paint system	Negative	-

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm^2)	DI (Depth Index)
S5749/P13	First aid room next to electrical cupboard – blue coloured paint system	Negative	-
S5749/P14	First aid room next to electrical cupboard, ceiling – white coloured paint system	Negative	-
S5749/P15	Lounge room, west wall – orange coloured paint system	Negative	-
S5749/P16	Lounge room, south wall – mauve coloured paint system	Positive 2.4	8.5
S5749/P17	Lounge room, north wall – bright pink coloured paint system	Negative	-
S5749/P18	Lounge room, east wall – light pink coloured paint system	Positive 5.9	10.0
S5749/P19	Lounge room, west wall window frame – white coloured paint system	Positive 6.6	6.4
S5749/P20	Room 12 east wall – mauve coloured paint system	Negative	-
S5749/P21	Room 14, ceiling – white coloured paint system	Negative	-
S5749/P22	Bathroom between rooms 9 & 10, ceiling – white coloured paint system	Negative	-
S5749/P23	Visitors toilet – bright pink coloured paint system	Negative	-
S5749/P24	Linen room – blue coloured paint system	Negative	-
S5749/P25	North hallway passage, ceiling – white coloured paint system	Negative	-
Main House – Ground Level			
S5749/P26	South/East large living room, east wall – green coloured paint system	Positive 17	8.1

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm^2)	DI (Depth Index)
S5749/P27	South/East large living room, east window frame – brown coloured paint system	Positive 2.5	5.7
S5749/P28	South/East large living room, east skirting board – brown coloured paint system	Positive 8.8	2.4
S5749/P29	South/East large living room, ceiling – white coloured paint system	Positive 21	10
S5749/P30	Main entrance hallway – pink coloured paint system	Positive 35	10
S5749/P31	Main entrance, ceiling – cream coloured paint system	Positive 4.3	9.1
S5749/P32	Main door, south side – brown coloured paint system	Negative	-
S5749/P33	Most south/west room, west wall – off white coloured paint system	Positive 32	3.8
S5749/P34	Most south/west room, southern window frame – white coloured paint system	Positive 18	4.9
S5749/P35	Most south/west room, west ceiling cornice – cream coloured paint system	Positive 17	4.4
S5749/P36	Most south/west room, ceiling – white coloured paint system	Positive 3.5	5.6
S5749/P37	Most south/west room, north upper wall – white coloured paint system	Positive 35	4.7
S5749/P38	Most south/west room, west skirting board – cream coloured paint system	Positive 40	3
S5749/P39	Most south/west room, fireplace frame – white coloured paint system	Negative	-
S5749/P40	Next room north along west side of building (2^{nd} room), south wall – pink coloured paint system	Positive 34	6.7

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm²)	DI (Depth Index)
S5749/P41	2nd room, window frame – olive coloured paint system	Positive 2.6	3.8
S5749/P42	2nd room, south upper wall – white coloured paint system	Positive 33	8.8
S5749/P43	2nd room, ceiling – white coloured paint system	Negative	-
S5749/P44	2nd room, fireplace frame – black coloured paint system	Positive 5.1	1.9
S5749/P45	Next room north from 2nd room along west side of building, (3rd room), south wall – off white coloured paint system	Negative	-
S5749/P46	3rd room, window frame – white coloured paint system	Positive 3.6	4
S5749/P47	3rd room, ceiling – white coloured paint system	Positive 21	10
S5749/P48	4th room next to outdoor/indoor section with plants growing; south wall – peach coloured paint system	Positive 0.7	4.7
S5749/P49	4th room, window frame – white coloured paint system	Positive 8.8	2.6
S5749/P50	4th room, ceiling – white coloured paint system	Negative	-
S5749/P51	4th room, north skirting board – white coloured paint system	Positive 17	5.9
S5749/P52	Outdoor/indoor area with plants growing, walls – white coloured paint system	Negative	-
S5749/P53	North/West room with work bench, west wall – white coloured paint system	Positive 5.1	8.1
S5749/P164	North/West room, ceiling – white coloured paint system	Positive (lead check test swabs)	-

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm²)	DI (Depth Index)
S5749/P165	North/West room -side storage room, concrete ceiling – white coloured paint system	Positive (lead check test swabs)	-
S5749/P166	North/West room - side storage room, corrugated iron ceiling – white coloured paint system	Positive (lead check test swabs)	-
S5749/P54	Hallway into domestic services area under main staircase, walls – white coloured paint system	Positive 5.1	3.5
S5749/P167	Ceiling of passage way into domestic services – off white coloured paint system	Positive (lead check test swabs)	-
S5749/P55	Locker room, north wall – white coloured paint system	Negative	-
S5749/P56	Staff toilet, north wall – white coloured paint system	Negative	-
S5749/P57	Staff toilet door – white coloured paint system	Negative	-
S5749/P58	Domestic services/cleaning room, east wall – white coloured paint system	Positive 0.8	2.3
S5749/P59	Room under small stair case on east side of building, south wall – white coloured paint system	Positive 38	6
Level One (First exit off main stair case)			
S5749/P71	Slanting ceiling in bathroom with bath tub on west side of level one – white coloured paint system	Positive 21	3.8
S5749/P72	Western toilet doors – white coloured paint system	Negative	-
S5749/P73	Western toilet east wall – white coloured paint system	Negative	-
S5749/P74	Hallway to western toilets, east wall – white coloured paint system	Positive 2	2.5

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm^2)	DI (Depth Index)
S5749/P168	Hallway to western toilets, ceiling – white coloured paint system	Positive (lead check test swabs)	-
S5749/P75	Northern bedroom, south wall – white coloured paint system	Negative	-
S5749/P76	Northern bedroom, window frame – white coloured paint system	Positive 5.1	2.3
S5749/P77	Northern bedroom, north skirting board – white coloured paint system	Positive 7.6	4.9
S5749/P78	Northern bedroom, door – white coloured paint system	Positive 12	3.9
S5749/P79	Northern bedroom, north wall – white coloured paint system	Negative	-
S5749/P80	Northern bedroom, ceiling – white coloured paint system	Negative	-
S5749/P81	Middle bedroom, south wall – white coloured paint system	Positive 2.7	3.6
S5749/P82	Middle bedroom, ceiling – white coloured paint system	Negative	-
S5749/P83	Wooden panel wall in bedroom hallway – white coloured paint system	Positive 1.2	2.2
S5749/P169	Hallway to bedrooms, ceiling – white coloured paint system	Positive (lead check test swabs)	-
S5749/P84	Southern bedroom, south wall – white coloured paint system	Positive 6.7	5
S5749/P170	Southern bedroom, ceiling – cream coloured paint system	Negative	-
S5749/P85	Bathroom at end of bedrooms on east side of level one, south wall – blue coloured paint system	Positive 30	7.9

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm^2)	DI (Depth Index)
S5749/P86	Bathroom at end of bedrooms on east side of level one, ceiling – white coloured paint system	Positive 2.5	1.9
S5749/P87	Stair well of main stair case on level one, north wall – pink coloured paint system	Positive 22	5.4
S5749/P88	Stair well of main stair case on level one, north skirting board – brown coloured paint system	Negative	-
S5749/P89	Underside of main staircase, up to level two – white coloured paint system	Positive 28	10
Level Two (Second exit off stair case)			
S5749/P90	North/East room, fire place frame – white coloured paint system	Positive 37	4
S5749/P91	North/East room, north wall – white coloured paint system	Negative	-
S5749/P92	North/East room north skirting board – white coloured paint system	Positive 2.4	4.2
S5749/P93	North/East room, east wall – white coloured paint system	Negative	-
S5749/P94	North/east room window frame – white coloured paint system	Positive 5.1	5.6
S5749/P95	North/East room, ceiling –white coloured paint system	Positive 11	5.8
S5749/P96	Middle east room, north wall – white coloured paint system	Positive 24	5.1
S5749/P97	Middle east room, north skirting board – white coloured paint system	Positive 0.8	2
S5749/P98	Middle east room, window frame – white coloured paint system	Positive 5.1	3

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm^2)	DI (Depth Index)
S5749/P99	Middle east room, ceiling – white coloured paint system	Negative	-
S5749/P100	South/East room, north wall – green coloured paint system	Positive 25	7.7
S5749/P101	South/East room, north skirting board – brown coloured paint system	Positive 9.3	4.9
S5749/P102	South/East room, fire place frame – brown coloured paint system	Positive 44	10
S5749/P103	South/East room, ceiling – white coloured paint system	Positive 16	5
S5749/P104	Veranda panels external to south/west room – white coloured paint system	Positive 7	3.6
S5749/P105	Veranda skirting board external to south/west room – burgundy coloured paint system	Positive 29	2.2
S5749/P106	Veranda window frame external to south/west room – white coloured paint system	Positive 1.9	2.7
S5749/P107	Middle south room (opposite main stair case exit), west wall - white coloured paint system	Positive 13	3.3
S5749/P108	Middle south room, ceiling – white coloured paint system	Positive 30	8
S5749/P109	South/West corner room, south wall – pink coloured paint system	Positive 39	4
S5749/P110	South/West corner room, window frame – white coloured paint system	Positive 35	7.4
S5749/P111	South/West room, north wall (new) - pink coloured paint system	Negative	-
S5749/P112	South/West room, ceiling – white coloured paint system	Positive 27	3.7

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm²)	DI (Depth Index)
S5749/P171	South/West room, ceiling in bay window section – white coloured paint system	Positive (lead check test swabs)	-
S5749/P113	North/South Corridor, west side of level two, wooden panel wall – white coloured paint system	Positive 13	2.4
S5749/P114	Kitchen, (2nd room) north wall – white coloured paint system	Positive 39	3.3
S5749/P115	Kitchen, ceiling – white coloured paint system	Positive 35	3.3
S5749/P116	3rd room fire place frame – white coloured paint system	Positive 42	3.3
S5749/P117	3rd room, north wall – white coloured paint system	Positive 28	7.1
S5749/P118	3rd room, door (in hallway) - brown coloured paint system	Negative	-
S5749/P119	3rd room, door (inside room) – white coloured paint system	Negative	-
S5749/P120	3rd room, ceiling – white coloured paint system	Positive 7.1	1
S5749/P172	3rd room, ceiling in bay window section – white coloured paint system	Positive (lead check test swabs)	-
S5749/P121	North/West room, north wall – green coloured paint system	Positive 33	5.6
S5749/P122	North/West room, ceiling – white coloured paint system	Positive 29	4.3
Attic			
S5749/P123	North East room, south wall – white coloured paint system	Positive 1.6	3.6
S5749/P173	North East room, ceiling – white coloured paint system	Positive (lead check test swabs)	-

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm^2)	DI (Depth Index)
S5749/P124	South/East room, south wall – purple coloured paint system	Positive 24	7.8
S5749/P125	South/East room, window frame – brown coloured paint system	Positive 11	8
S5749/P174	South/East room, ceiling – white coloured paint system	Positive (lead check test swabs)	-
S5749/P126	South/West room, south wall – white coloured paint system	Positive 22	3.6
S5749/P127	South/West room, south skirting board – white coloured paint system	Positive 0.5	1.8
S5749/P175	South/West room, ceiling – white coloured paint system	Positive (lead check test swabs)	-
S5749/P128	South/West room, door – brown coloured paint system	Negative	-
S5749/P179	West room, north wall in window passage – white coloured paint system	Positive 18	2.5
S5749/P129	West room, south wall in window passage – purple coloured paint system	Positive 20	3.9
S5749/P130	West room, northern skirting board – white coloured paint system	Positive 0.6	2.4
S5749/P176	West room, ceiling – white coloured paint system	Weak Positive (lead check test swabs)	-
S5749/P131	North/West room, door – brown coloured paint system	Negative	-
S5749/P132	Underside of main staircase at attic level – cream coloured paint system	Positive 34	10

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm^2)	DI (Depth Index)
S5749/P133	Upper walls of staircase leading to roof top from attic level – white coloured paint system	Positive 1.6	3.4
S5749/P134	Steps in staircase to roof top from attic level – brown coloured paint system	Positive 12	2
Outside Main House			
S5749/P60	East side of building, window frames – white coloured paint system	Positive 1.5	2.7
S5749/P61	Veranda pillars, base – pink/brown coloured paint system	Positive 17	4.9
S5749/P62	Veranda pillars – white coloured paint system	Positive 11	2.5
S5749/P63	Wooden furniture on west side of building in yard – white coloured paint system	Negative	-
S5749/P64	Down pipe on south/west corner of building – white coloured paint system	Positive 3.9	1
S5749/P65	Wooden gate for access to the sub floor of main house – white coloured paint system	Negative	-
S5749/P66	Metal furniture on west side of building – white coloured paint system	Negative	-
S5749/P67	West side of building window frame, outside 4th room – white coloured paint system	Positive 5.1	2.5
S5749/P68	Wooden box housing fire hydrant, east of main house – red coloured paint system	Negative	-
S5749/P69	Outside staff court yard, external passage to staff toilets – white coloured paint system	Negative	-

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm^2)	DI (Depth Index)
S5749/P70	Outside staff court yard, sandstone walls – white coloured paint system	Weak Positive (lead check test swabs)	-
Stables off Main House			
S5749/P177	Storage area, ceiling – white coloured paint system	Positive (lead check test swabs)	-
S5749/P178	Storage area, east wall – white coloured paint system	Positive (lead check test swabs)	-
Tom O'Neill Building			
S5749/P153	Door on external north wall – white coloured paint system	Negative	-
S5749/P154	External architrave around the window on the east wall – yellow coloured paint system	Positive 1.5	1.8
S5749/P155	Architrave around the door on the external north wall – yellow coloured paint system	Positive 2.3	1.6
S5749/P156	External north wall, east end – yellow coloured paint system	Negative	-
S5749/P157	External east wall, north end – yellow coloured paint system	Negative	-
S5749/P158	Window sill, external east wall – yellow coloured paint system	Positive 4.4	1.7
S5749/P159	External rendered surface of the east wall – yellow coloured paint system	Negative	-
S5749/P160	Footings, external east side – yellow coloured paint system	Negative	-
S5749/P161	Horizontal section of the top of the south wall of the external balcony – yellow coloured paint system	Strong positive (lead check test swabs)	-

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm^2)	DI (Depth Index)
S5749/P162	Window sill in the external south wall – yellow coloured paint system	Positive 5.1	2.2
S5749/P163	External rendered surface of the south wall – yellow coloured paint system	Negative	-
Coach House – Ground Level			
S5749/P135	External window sill, east side – brown coloured paint system	Positive 2.4	1.1
S5749/P136	External wooden stable doors – brown coloured paint system	Positive 1	1.5
S5749/P137	Entrance concrete wall inside – white coloured paint system	Negative	-
S5749/P138	Entrance door frame – brown coloured paint system	Negative	-
S5749/P139	Entrance door – green coloured paint system	Negative	-
S5749/P140	Kitchen stable doors – white coloured paint system	Negative	-
S5749/P141	Kitchen, frame to stable doors – brown coloured paint system	Negative	-
S5749/P142	Kitchen window frame – brown coloured paint system	Positive 2.1	1.9
S5749/P143	Door to north/east room – white coloured paint system	Negative	-
S5749/P144	Brick west wall in north/west room – white coloured paint system	Negative	-
S5749/P145	North/West room window frame – brown coloured paint system	Negative	-
S5749/P146	North/West room west skirting board – brown coloured paint system	Negative	-
S5749/P147	North/West room ceiling – white coloured paint system	Negative	-

Sample No.	Sample Location	Analysis Result	
		Lead (mg/cm^2)	DI (Depth Index)
S5749/P148	Door frame under staircase – brown coloured paint system	Negative	-
First Level			
S5749/P149	Main room (north/east), concrete east wall – off white coloured paint system	Negative	-
S5749/P150	Main room, window frame – brown coloured paint system	Negative	-
S5749/P151	South/East room – off white coloured paint system	Negative	-
S5749/P152	South/East window frame – brown coloured paint system	Negative	-

GRAYTHWAITE NURSING HOME
HAZARDOUS MATERIALS SURVEY

APPENDIX 3: PHOTOGRAPHS

Photograph 1

Location: Nursing home - external south/east corner

Description: The blue arrow points to an asbestos cement flue

The red arrow points to the door with flaking green lead based paint

It should be noted there was no access behind this door.

Photograph 2

Location: The main house, ground floor - south/west room

Description: The red arrow points to peeling lead based paint. The upper walls are peeling and parts of the ceiling are flaking

Photograph 3

Location: Main house, ground floor - fourth room north along the western side

Description: The red arrow points to peeling lead based paint, the yellow arrow points to rubble from the ceiling space spread over the floor

Photograph 4

Location: Main house, ground floor – north/west room with work bench

Description: The red arrows point to lead based paint which is peeling and flaking from the walls and ceiling. The yellow arrow points to the white doors which is the entrance for the side storage room which also has peeling and flaking lead based paint walls and ceilings

Lead based paint debris presents a health risk and has the potential to spread contamination to other areas.

Photograph 5

Location: Main house, level 1 – Hallway to bathroom on western side.

Description: The red arrows point to peeling and flaking lead based paint from the ceiling and walls and debris on the floor.

Lead based paint debris presents a health risk and has the potential to spread contamination to other areas.

Photograph 6

Location: Main house, level 2 – south/west room.

Description: The red arrow points to lead based paint debris with fragments of wood and plasterboard which have fallen from the ceiling.

Lead based paint debris presents a health risk and has the potential to spread contamination to other areas.

Photograph 7

Location: Main house, level 2 – third room north along the western side.

Description: The red arrow points to lead based paint which has severely deteriorated on the ceiling.

The yellow arrow points to lead based paint debris and pieces of wood and plasterboard which has fallen from the ceiling.

Lead based paint debris presents a health risk and has the potential to spread contamination to other areas.

Photograph 8

Location: Main house, level 2 – veranda.

Description: The red arrow points asbestos cement sheet panels which are broken. There are loose fragments which it is recommended to have removed.

Photograph 9

Location: Main house, attic – west room ceiling.

Description: The red arrow points to asbestos cement sheet lined ceiling with peeling lead based paint.

Photograph 10

Location: Main house, stables – storage area.

Description: The red arrow points to flaking lead based paint on the ceiling of the stables.