



6 Premier Drive, Albion Park NSW 2527
Telephone: 0242574770
Mobile No: 0418 471 343
Email: jonspin@bigpond.com.au

HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. R. Kingsmill & Ms. M. Power
Location: 28 Cobdan Avenue, Lane Cove NSW

Plans for Job No: 7665/15 **Revision No:** C **Dated:** 20-08-15

Council area: LANE COVE

Date of assessment: 18 September 2015

Our reference: HM04270915

The Client acknowledges that:

This report is provided for **the exclusive information of the Client**. It is a term and condition of the terms upon which this report is provided, that if the Client chooses to rely upon the report, that the Company and the Person making this report will not be liable to the Client or to any other Person who suffers personal or property damage or financial loss in respect of any cause of action or tort, contract or however the cause of action is said to arise.

This report is **not a guarantee or warranty** or an all-encompassing report dealing with the above property from every aspect. It is based on the condition of the property and the **"Readily Accessible Areas"** at the time of assessment. It is a reasonable attempt to identify as far as *reasonably practicable*, any significant hazardous materials i.e. materials *"that may"* contain asbestos [ACM] or [ACD], ceiling dusts *"that may"* contain lead, paints *"that may"* contain lead or synthetic mineral fibres [SMF], **visible** at the time of assessment.

This report, based on visual assessment, will not disclose hazardous materials in inaccessible areas, not readily accessible or obstructed at the time of assessment. Areas which are not normally accessible were not assessed and include but are not limited to – inside walls, the interior of a flat roof or beneath a suspended floor filled with earth.

This report is **not a Certificate of Compliance** with the requirements of the WHS Act 2011 and WHS Regulations 2011, relevant Codes of Practice or Australian Standards or NSW Office of Environment and Heritage [OEH] Regulations.



Front elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1925
Type of construction:	Single storey brick, brick veneer and timber frame construction
External cladding:	Face brickwork & roughcast painted render
Roof:	Hip & gable, with skillion at rear

Occupancy Status: Was the residence occupied at the time of assessment?

Yes	✓	No		Not Applicable	
-----	---	----	--	----------------	--

Orientation: For the purpose of this report the front of the residence faces:

East		West		North		South		Northeast		Northwest	✓	Southeast		Southwest	
------	--	------	--	-------	--	-------	--	-----------	--	-----------	---	-----------	--	-----------	--

2. AREAS ASSESSED

This assessment covers the following “*Readily Accessible Areas*” of the existing residence layout to identify as far as *reasonably practicable* any significant hazardous materials i.e. materials “*that may*” contain asbestos [ACM] or [ACD], ceiling dusts “*that may*” contain lead, paints “*that may*” contain lead or synthetic mineral fibre insulation [SMF].

Under Floor Space	✓	Exterior	✓	Roof Surfaces	✓	Roof Cavity	✓	Interior	✓	Garage	✓
-------------------	---	----------	---	---------------	---	-------------	---	----------	---	--------	---

ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space	Timber bearers and joists on brick piers No hazardous material visible	No work planned to under floor space No action required
Exterior		
Cladding	Face brickwork and rough cast painted render Note: Possible asbestos cement sheet to side and rear of existing dining room, to be retained	Wall cladding to be retained. Protect from damage during course of works No further action required
Eave lining	Possible asbestos cement soffit sheet to front gables and Ens/Ldy to be removed as part of works Note 1: Possible asbestos cement eave sheet to rear of existing study to be retained Note 2: Fibrous plaster eave lining to south west elevation.	4.7m² Remove and dispose of the possible asbestos cement flat sheet [ACM] in a manner approved by NSW OEH and Local Council Note: See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM]. Appropriate dust suppression measures to be provided Protect from damage during course of works No further action required

Area Assessed	Description and Comment	Assessment / Action
Roofing	Terracotta roof tiles and metal to rear skillion Note: Roof tiles to be removed as part of the proposed contract works	Appropriate dust suppression measures to be provided No further action required
Timber deck	Treated pine decking Note: No work planned for this area	No further action required
Front Porch	Fibrous plaster eave lining to south west elevation. Note: No work planned for this area	No further action required
Gable ends	Possible asbestos cement sheet Note: 1. Gables to be removed as part of the proposed contract works	8.5m² Remove and dispose of the possible asbestos cement flat sheet [ACM] in a manner approved by NSW OEH and Lane Cove Council Note: See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM]. Appropriate dust suppression measures to be provided.
Garage	Painted concrete block walls Timber weatherboard gable ends Exposed timber roof frame	No work planned for this area No further action required
Storage	Painted concrete block walls Concrete roof slab	No work planned for this area No further action required
Painting - general	Combination of oil based enamel and acrylic to eave soffits and trims No lead based paints were observed	Appropriate dust suppression measures to be provided No further action required

Area Assessed	Description and Comment	Assessment / Action
Entry	Rendered & painted brickwork Fibrous plaster ceiling with ornate cornice	Appropriate dust suppression measures to be provided No further action required
Bedroom 1 Note: Shown as Bedroom 5 on Construction Drawing 3 of 8 No. 7665/15	Rendered & painted brickwork Fibrous plaster ceiling with ornate cornice	Appropriate dust suppression measures to be provided No further action required
Bedroom 2 Note: Shown as Bedroom 6 on Construction Drawing 3 of 8 No. 7665/15	Rendered & painted brickwork Fibrous plaster ceiling with timber cornice	Appropriate dust suppression measures to be provided No further action required
Ens/Ldy	Ceramic tiles 1.8m high to walls over stud walls Painted plasterboard to ceiling with 90 cove cornice Note 2: Ceiling to be removed and replaced	Appropriate dust suppression measures to be provided No further action required
Bedroom 3 Note: Shown as Study on Construction Drawing 3 of 8 No. 7665/15	Rendered & painted brickwork Fibrous plaster ceiling with timber cornice Note 1: Part wall to be demolished to allow for new stair case	Appropriate dust suppression measures to be provided No further action required
Dining	Plasterboard over timber frame Plasterboard ceiling with square set cornice	Appropriate dust suppression measures to be provided No further action required
Living room	Rendered & painted brickwork Fibrous plaster ceiling with ornate cornice	Appropriate dust suppression measures to be provided No further action required
Kitchen	Rendered & painted brickwork Fibrous plaster ceiling with timber cornice	Appropriate dust suppression measures to be

Area Assessed	Description and Comment	Assessment / Action
		provided No further action required
WC	Ceramic tiles 1.6m high to walls over brickwork Painted plasterboard to ceiling with timber cornice	Appropriate dust suppression measures to be provided No further action required
Study	Plasterboard over timber frame Plasterboard ceiling with 90 cove cornice	Appropriate dust suppression measures to be provided No further action required
General		
Painting - general	Acrylic / plastic paint to ceilings, walls. Enamel paint to doors and trims. No lead based paints were observed	Appropriate dust suppression measures to be provided. No further action is required
Pitched Roof Cavity	Synthetic mineral fibre batt insulation Pitched timber roof structure Note: 1. Minimal ceiling dust was noted Note: 2. Sarking is not installed under the roof tiles	In our opinion the air quality will not be affected during the course of the construction of the new upper floor frame Appropriate dust suppression measures to be provided No further action is required
Skillion roof cavity	No access possible to skillion roof over Ens/Ldy	Appropriate dust suppression measures to be provided
Electrical Meter Board	Located at RHS entry to dwelling To be retained in present location.	No work proposed to this area No further action is required

Area Assessed	Description and Comment	Assessment / Action
Approximate area of materials “ <i>that may</i> ” contain asbestos [ACM] to be removed as part of the proposed Contract works.		13.2m ²

4. AREAS ASSESSED

All areas assessed where access available

5. UNDETECTED HAZARDOUS MATERIALS

Due to the level of accessibility including the presence of obstructions the overall degree of risk of **undetected** hazardous materials is considered as far as *reasonably practicable* to be:

Low	✓	Moderate		Moderate to High		High	
-----	---	----------	--	------------------	--	------	--

CERTIFICATION

This document certifies that the existing residence layout described in this report has been assessed as far as *reasonably practicable* for the inclusion of hazardous materials i.e. materials “*that may*” contain asbestos [ACM] or [ACD], paints “*that may*” contain lead, ceiling dusts “*that may*” contain lead or synthetic mineral fibres [SMF] in the existing structure.

This assessment and report was carried out by: Garry Pearce

Builders Licence No. 147214C

Signed for and on behalf of JONSPIN Building Services Pty. Limited



Garry Pearce

Date of Issue: 21 September 2014

A1. Use of Asbestos

Only fibro products made before 1987 contain asbestos in NSW, for example the use of asbestos was discontinued in fibro sheets by 1982, in corrugated sheets by 1984 and in other products by 1986. The manufacture and use of asbestos product was banned nationally from 31st December 2003.

A2. What Are The Risks?

“Breathing in asbestos fibre can cause asbestosis, lung cancer and mesothelioma. This does not automatically mean that your health is at risk if you find your home is made from or contains asbestos cement [fibro] products. Studies have shown that these products, if in sound condition and left undisturbed are not a significant health risk. If the asbestos cement fibres remain firmly bound to a solid cement sheet or structure, generally you do not need to remove the asbestos cement [fibro] or even coat it.

Health problems usually occur when people are unaware of the hazards of working with asbestos cement [fibro]. The important point is to use commonsense and follow safety guidelines working with asbestos cement [fibro] products should not be a problem”. [Extract from - Fibro & Asbestos – A Renovator and Homeowners Guide – WorkCover NSW 2004]

Safe Work Method Statement – Non friable In-situ Asbestos Cement Sheeting

All work procedures are to be devised as far as *reasonably practicable* to minimise the release of dust and fibres [ACD]. A checklist of safety precautions when working with asbestos cement products [ACM] should include but is not limited to the following:

- Appropriate warning signage and barricades are to be erected to prevent entry of anyone not connected with the removal activity into the work area.

The sign must be clearly displayed in a prominent visible position at the front of the site; containing the words **“DANGER ASBESTOS REMOVAL IN PROGRESS”** and including the details of the licensed Asbestos Removalist Contractor [PCBU].

- When working with products and materials *“that may”* contain asbestos [ACM] all ‘workers’ are to wear personal protective equipment [PPE] including coveralls and approved respiratory protection equipment [RPE] in accordance with the requirements of AS/NZS1716 – *Respiratory Protection devices* and AS/NZS1715 - *Selection, use and maintenance of respiratory protective devices*.
- As far as *reasonably practicable* use non powered hand tools as these generate much less dust [ACD]. **Do not use** abrasive cutters and sanders on all products and materials *“that may”* contain asbestos [ACM].
- Wet down or seal the material containing asbestos [ACM] to reduce the release of dust [ACD].
- As far as *reasonably practicable* work in well ventilated areas.
- Use drop sheets to collect debris containing asbestos [ACM].
- Wet clean or use approved vacuum cleaning equipment [HEPA] which complies with AS/NZS 603335.2.69 - *Industrial vacuum cleaners*. Household vacuum cleaners **must never be used** where asbestos is or may be present, even if the unit has a HEPA filter.
- Dispose of smaller products and materials *“that may”* contain asbestos pieces and collected dust in plastic bags which are clearly labelled **“asbestos waste”**.

- Asbestos cement products [ACM] must not be reused.
- **Do not** abrade, scrub or water blast the surface of products and materials “*that may*” contain asbestos.

DEMOLITION WORK PLAN

The partial demolition of the residence and the removal, storage, handling and disposal of building materials must be carried out as far as *reasonably practicable* in accordance with the following Regulations;

- Work Health and Safety Act 2011 and Work Health and Safety Regulations 2011
- WorkCover NSW - Code of Practice - *How to manage and control asbestos in the workplace*
- Safe Work Australia - Code of Practice - *How to safely remove asbestos*
- NSW Work Health and Safety (Hazardous Substances) Regulation 2001
- NSW Work Health and Safety (Asbestos Removal Work) Regulation 2001
- Australian Standard AS2601 [2001] - Demolition of Structures
- NSW Protection of the Environment Operations Act [1997]
- NSW Protection of the Environment Operations [Waste] Regulation [2005]
- NSW Office of Environment and Heritage [OEH] Regulations and Guidelines

A Demolition Work Plan must be submitted to the Local Council and / or the Principal Certifying Authority (PCA), not less than five [5] working days ***before commencing any demolition works*** involving products or materials “*that may*” contain asbestos [ACM].

A copy of the Demolition Work Plan must be maintained on site and be made readily accessible to the Council Officer or ‘workers’ upon request.

ASBESTOS [ACM] REMOVAL CONTROL PLAN

Safe Work Method Statement - Removal & Disposal of Materials *that may* contain Asbestos

Any work involving the demolition, storage and disposal of products or materials “*that may*” contain asbestos [ACM] must be carried out as far as *reasonably practicable* to minimise the release of airborne asbestos dust and fibres [ACD] in accordance with the following requirements;

- Relevant Work Health and Safety legislation including but not limited to WorkCover NSW - Code of Practice – *How to manage and control asbestos in the workplace*; Safe Work Australia - Code of Practice - *How to safely remove asbestos* and NSW Office of Environment and Heritage [OEH] requirements.
- The person with Management Control of the workplace and the licensed Asbestos Removalist must, so far as *reasonably practicable*, and before commencing the asbestos [ACM] removal work, consult with and inform the following people about the asbestos [ACM] removal work and when the work will commence, so as to eliminate or minimise the exposure of the risks associated with asbestos:
 - The person who commissioned the asbestos removal work [Site Management]
 - A person conducting a business or undertaking at the workplace [Contractors]

- The occupants of the domestic premises [Owner or Tenant]
- Anyone occupying premises in the immediate vicinity of the workplace [Neighbours]
- All work procedures are to be devised as far as *reasonably practicable* to minimise the release of dust and fibres [ACD].
- Appropriate warning signage and barricades are to be erected to prevent as far as *reasonably practicable*, entry of anyone not connected with the removal activity into the work area.
- The sign must be clearly displayed in a prominent visible position at the front of the site; containing the words “**DANGER ASBESTOS REMOVAL IN PROGRESS**” and including the details of the licensed Asbestos Removal Contractor [PCBU].
- When working with products and materials “*that may*” contain asbestos [ACM] all ‘workers’ are to wear personal protective equipment [PPE] including coveralls and approved respiratory protective equipment [RPE] in accordance with the requirements of AS/NZS1716 - *Respiratory Protection devices* and AS/NZS1715 - *Selection, use and maintenance of respiratory protective devices*.
- As far as *is reasonably practicable*, use non powered hand tools for the removal of the materials *that may* contain asbestos [ACM] as these generate much less dust [ACD]. **Do not use** abrasive cutters and sanders, scrub or water blast the surface of products and materials “*that may*” contain asbestos [ACM].
- All products and materials “*that may*” contain asbestos [ACM] are to be kept damp to minimise as far as *is reasonably practicable* the generation of airborne asbestos dust and fibres [ACD]. Prevent and or contain excess run off water.
- Where *reasonably practicable* work in well ventilated areas.
- Use drop sheets to collect debris of materials *that may* contain asbestos [ACM]. Dispose of smaller products and materials “*that may*” contain asbestos [ACM] pieces and collected dust [ACD] in recommended heavy duty plastic bags which are clearly labelled “**asbestos waste**”.
- Wet clean or use approved vacuum cleaning equipment [HEPA] which complies with AS/NZS 603335.2.69 - *Industrial vacuum cleaners*. Household vacuum cleaners **must never be used** where asbestos [ACM] or [ACD] is or may be present, even if the unit has a HEPA filter.
- Wall cladding and ceiling lining sheets “*that may*” contain asbestos [ACM] are **not** to be reused.
- All products and materials “*that may*” contain asbestos [ACM] or [ACD] are to be stored, transported and disposed of in accordance with the NSW Protection of the Environment Operations Act [1997] and NSW Protection of the Environment Operations [Waste] Regulation [2005]
- All products and materials “*that may*” contain asbestos [ACM] or [ACD] is to be either wrapped in recommended heavy duty plastic sheeting or placed in leak proof lined bins or vehicles and appropriately covered and sealed.
- All products and materials “*that may*” contain asbestos [ACM] or [ACD] are to be stored in a secure area and removed from site as soon as *reasonably practicable* in a covered leak proof vehicle.
- A Clearance Certificate of Statement, prepared by a suitably *competent person* i.e. an Occupational Hygienist, WorkCover NSW licensed Asbestos Removalist, licensed Asbestos

Assessor or a “competent person” must be provided to Council upon completion of the works prior to an Occupation Certificate being issued, which confirms that the material “that may” contain asbestos [ACM] or [ACD] has been removed appropriately and the relevant Conditions of Consent have been satisfied.

- All products and materials “that may” contain asbestos [ACM] or [ACD] are to be disposed of as soon as *reasonably practicable*, at a licensed asbestos disposal site and in a manner approved by WorkCover NSW, NSW Office of Environment and Heritage [OEH]

Safe Work Method Statement – Removal and Disposal of Ceiling Dust that may contain Lead

All Contractors [PCBU] and ‘workers’ involved in the cleaning, repairing or replacement of ceilings are to follow the following procedures in order to minimise as far as *reasonably practicable*, health risks from the ceiling dust. These procedures include but are not limited to:

- Appropriate warning signage and barricades are to be erected to prevent as far as *reasonably practicable* entry of anyone not connected with the removal activity into the work area.
- When working with in ceiling voids containing ceiling dust all ‘workers’ are to wear personal protective equipment [PPE] including coveralls and approved respiratory protective equipment [RPE] in accordance with the requirements of AS/NZS1716 - *Respiratory Protection devices* and AS/NZS1715 - *Selection, use and maintenance of respiratory protective devices*. Eye protection, complying with AS/NZS1336 and AS/NZS1337 whenever full face respirators are not used
- Ceiling voids are to be cleaned of accumulated dust before commencing any work involving partial or complete removal of the ceiling sheets.
- The property Owner [Client] is to be advised to clear or cover personal effects in adjoining living spaces as far as is *reasonably practicable*.
- Any openings between living areas are to be sealed prior to the commencement of any removal work of ceiling dust “that may” contain lead to prevent as far as *reasonably practicable*, dust entering the retained living areas.
- Use approved vacuum cleaning equipment [HEPA] which complies with AS/NZS 603335.2.69 - *Industrial vacuum cleaners*, to prevent the release of dust that may contain lead while it is being removed. **Do not use** household vacuum cleaners even if the unit has a HEPA filter.
- Dispose of the collected dust in approved plastic bags which are clearly labelled.
- All ceiling dust containing lead or other contaminants is to be disposed of as far as *reasonably practicable* in a manner, and at as site, approved by the WorkCover NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority To minimise as far as is *reasonably practicable* contamination of living areas of the residence, airless spraying of PVA to seal the cleaned surfaces is recommended whenever the ceiling is removed.

Safe Work Method Statement – Removal and Disposal of Synthetic Mineral Fibre Insulation

All Contractors [PCBU’s] and ‘workers’ involved in the removal of suspected synthetic mineral fibre [SMF] insulation are to follow the following procedures in order to minimise as far as *reasonably practicable* health risks from synthetic mineral fibre [SMF] insulation. These procedures include but are not limited to:

- Appropriate warning signage and barricades are to be erected to prevent as far as *reasonably practicable*, entry of anyone not connected with the removal activity into the work area.

- When removing synthetic mineral fibre [SMF] insulation all ‘workers’ are to wear personal protective equipment [PPE] including coveralls and an approved respiratory protective equipment [RPE] in accordance with the requirements of AS/NZS1716 - *Respiratory Protection devices* and AS/NZS1715 - *Selection, use and maintenance of respiratory protective devices*. Eye protection, complying with AS/NZS1336 and AS/NZS1337 whenever full face respirators are not used.
- The property Owner [Client] is to be advised to clear or cover personal effects in adjoining living spaces as far as is *reasonably practicable*.
- Any openings between living areas are to be sealed prior to the commencement of any removal work of synthetic mineral fibre [SMF] insulation to prevent as far as *reasonably practicable*, dust and fibres entering the retained living areas.
- Use approved vacuum cleaning equipment that complies with AS/NZS 603335.2.69 - *Industrial vacuum cleaners*, to prevent as far as *reasonably practicable*, the release of dust “that may” contain synthetic mineral fibres [SMF] while it is being removed. **Do not use** household vacuum cleaners even if the unit has a HEPA filter.
- Dispose of the synthetic mineral fibre [SMF] insulation in sealed approved plastic bags which are clearly labelled.
- All synthetic mineral fibre [SMF] insulation or other contaminants is to be disposed of as far as *reasonably practicable* in a manner, and at a site, approved by WorkCover NSW, NSW Office of Environment and Heritage [OEH], appropriate licensed disposal Local Authority