
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. G. & Mrs. L. Andrews
Location: 18 Ellerstone Court, Kellyville

Plans for Job No: 7738/16 **Revision No:** D **Dated:** 14-04-16

Council area: THE HILLS SHIRE

Date of assessment: 27th April 2016

Our reference: HM04840416

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 eastern elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

| | |
|------------------------------|--|
| Estimated age: | Circa 2002 |
| Type of construction: | Freestanding single storey brick veneer construction with a slab on Ground floor system |
| External cladding: | Clay masonry brickwork |
| Roof: | Engineered timber truss hipped and valley roof with “dutch” gables to the front eastern elevation and concrete roofing tiles |

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 | N/A | Exterior | ✓ | Roof Surfaces | ✓ | Roof Cavity | ✓ | Interior | ✓ | Garage | ✓ |
|-------------------|-----|----------|---|---------------|---|-------------|---|----------|---|--------|---|

3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

| Area Assessed | Description and Comment | Assessment / Action |
|--------------------------|--|---|
| Under Floor Space | Slab on ground construction | No action is required |
| Exterior | | |
| Cladding | Face clay brickwork Note: not affected by the proposed Contract works. | No action is required. |
| | Probable fibre-cement [FC] sheet to the front 'dutch' gable cladding. Note: not affected by the proposed Contract works. | All necessary steps are to be taken to protect the gable cladding from damage during the course of the works. |
| | Probable fibre-cement [FC] sheet to the bulkhead of the bay window to the Rumpus room and over windows to Bedrooms 3 and 4 Note: not affected by the proposed Contract works. | All necessary steps are to be taken to protect the bulkheads from damage during the course of the works. |
| Eave soffit lining | Probable fibre-cement [FC] sheet to the eave soffit. Note: not affected by the proposed Contract works - existing eaves to be retrained | All necessary steps are to be taken to protect the eave soffits from damage during the course of the works. |
| Roofing material | Concrete roofing tiles Note: approximately 45% of the roof structure to be removed to accommodate first floor additions as part of the proposed Contract works. | Appropriate dust suppression measures to be provided. No further action is required. |
| Front porch | Probable fibre-cement [FC] sheet to the porch soffit. Note: not affected by the proposed Contract works. | All necessary steps are to be taken to protect the porch soffit from damage during the course of the works. |
| Northern elevation porch | Attached timber framed structure with a pitched gable roof and opaque corrugated profile acrylic roofing sheets. Probable fibre-cement [FC] sheet to the gable infill. Note: not affected by the proposed Contract works. | All necessary steps are to be taken to protect the gable infill from damage during the course of the works. |
| Painting - general | Acrylic based surface coating to the gables, eaves, window bulkheads and trims. No exposed lead based paints were observed. | No action is required. |
| Interior | | |
| Entry / Foyer / Hallway | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |

| Area Assessed | Description and Comment | Assessment / Action |
|--|--|---|
| Lounge / Dining | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Bedroom 1 | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Ensuite | Probable fibre- cement [FC] wall lining with wall tiles to 1.8m in shower recess and skirting tiles to the remainder of the room. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| WIR | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Hallway 2 Note: air conditioner return air grill | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Bedroom 2 Note: Shown as Stairs / Study on Construction Drawing 3 of 8 for Job No. 7738/16 | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: existing <i>common</i> internal framed wall with Family room to be demolished; ceiling frame adjusted to accommodate internal stairs; and all surfaces to be made good as part of the proposed Contract works. | Appropriate dust suppression measures to be provided. No further action is required. |
| Bathroom | Probable fibre- cement [FC] wall lining with wall tiles to 1.8m in shower recess and 1.2m to the remainder of the room. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Laundry | Probable fibre- cement [FC] wall lining with skirting tiles. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |

| Area Assessed | Description and Comment | Assessment / Action |
|---|--|---|
| Powder room / WC | Probable fibre- cement [FC] wall lining with skirting tiles. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Bedroom 3 Note: Shown as Bedroom 2 on Construction Drawing 3 of 8 for Job No. 7738/16 | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Bedroom 4 Note: Shown as Bedroom 3 on Construction Drawing 3 of 8 for Job No. 7738/16 | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Kitchen | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| WIP | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Family room | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: existing splayed <i>common</i> internal framed wall with Bedroom 2 to be demolished to accommodate internal stairs; and all surfaces to be made good as part of the proposed Contract works. | Appropriate dust suppression measures to be provided. No further action is required. |
| Rumpus room | Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Painting - general | Acrylic based surface coating to ceilings, walls, doors, window reveals and trims. No exposed lead based paints were observed. | Appropriate dust suppression measures to be provided. No further action is required. |

| Area Assessed | Description and Comment | Assessment / Action |
|---|--|--|
| Roof Cavity | <p>Engineered timber trussed roof structure and ceiling frame.</p> <p>Note 1: approximately 45% of the roof structure to be demolished to accommodate first floor addition as part of the proposed Contract works.</p> <p>Synthetic mineral fibre [SMF] batt insulation overall the roof space except over the Garage.</p> <p>Note 2: insulation to be retained as part of the proposed Contract works.</p> <p>Minimal ceiling dust was noted.</p> <p>Flexible air conditioning duct work noted within the roof space.</p> | <p>In our opinion the air quality will not be generally affected during the course of the construction of the new first floor addition.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |
| Electrical Meter Board | <p>Located on the northern wall.</p> <p>In our opinion the existing meter board complies with current industry and Supply Authority requirements.</p> <p>Note: meter board to be retained in current position as part of the proposed Contract works.</p> | No action is required. |
| Garage Note: roof space access | <p>Combination of painted brickwork and with plasterboard to the framed walls.</p> <p>Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p> | |
| Approximate area of materials “<i>that may</i>” contain asbestos [ACM] to be removed as part of the proposed Contract works. | | 0.0m² |

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
- Safe Work 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 Regulation 2011 – Chapter 4 – Hazardous Work
- NSW Work Health and Safety Regulation 2011 – Chapter 6 – Construction Work
- NSW Work Health and Safety Regulation 2011 – Chapter 7 – Hazardous Chemicals
- NSW Work Health and Safety Regulation 2011 – Chapter 8 - Asbestos
- Australian Standard AS2601 [2001] - Demolition of Structures
- NSW Protection of the Environment Operations Act [1997] or as amended

- NSW Protection of the Environment Operations [Waste] Regulation [2014]
- NSW Office of Environment and Heritage [OEH] Regulations and Guidelines

A Demolition Work Plan must be submitted to THE HILLS SHIRE Council and the Principal Certifying Authority (PCA) if THE HILLS SHIRE Council is not the 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.

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 is *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 is *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 is *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 is *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 is *reasonably practicable*, in a manner, and at a site, approved by Safe Work NSW, NSW Office of Environment and Heritage [OEH], appropriate licensed disposal Authority or THE HILLS SHIRE Council.

4. AREAS NOT ASSESSED

All areas associated with the proposed building works were able to be assessed.

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 | |
|-----|---|----------|--|------------------|--|------|--|

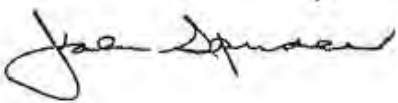
CONFIRMATION

This document confirms 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: John Spindler

Builders Licence No. 84050C

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

A handwritten signature in black ink, appearing to read 'John Spindler', is written over a light blue rectangular background.

John Spindler

Date of Issue: 28th April 2016