
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. S. & Mrs. F. Congdon
Location: 8 Burton Street, Randwick

Plans for Job No: 7587/14

Revision No: B

Dated: 16-09-14

Council area: RANDWICK CITY

Date of assessment: 28th October 2014

Our reference: HM03411014

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 [OEHS] Regulations.



Front southern elevation of this residence; No. 8 Burton Street, Randwick

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Original residence is approximately circa 1920. Rear additions and internal renovations are approximately circa 1980 -1985.
Type of construction:	Semi detached single storey full brick/ brick cavity construction on a combination of sandstone block footings and brick piers supporting a suspended timber floor system. Rear addition is single storey slab on ground brick veneer construction.
External cladding:	Clay masonry brickwork
Roof:	<i>Common</i> traditional cut and pitched hipped and valley structure with common front gable and terra cotta tiles. The rear section skillion roof over the Living and Family rooms is decked with corrugated profile sheet metal roofing. The rear addition is a flat roof with corrugated profile sheet metal roofing.

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

Yes	✓	No		Not Applicable	
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Orientation: For the purpose of this report the front of the residence faces:

East		West		North		South	✓	Northeast		Northwest		Southeast		Southwest	
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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	✓	Carport	N/A
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3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space	<p>Mainly dry sandy loam with areas of dampness [groundwater seepage] noted along the <i>common party</i> wall.</p> <p>No evidence of hazardous materials was observed.</p> <p>Concrete slab on ground to rear section containing, Family, Dining, Kitchen and Laundry</p> <p>Note: no work is proposed in this area as part of the proposed Contract works.</p>	No action is required.
Exterior		
Cladding	Clay masonry brickwork	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
	<p>Possible asbestos cement [ACM] cladding to front <i>common</i> gable end cladding.</p> <p>Note: not associated with the proposed Contract works.</p>	All necessary steps are to be taken to protect the gable cladding from damage during the course of the works.
Eave soffit lining	<p>Timber lining boards to top of exposed rafters.</p> <p>Note: existing eaves to be partially removed to accommodate first floor frame as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Roofing	<p>Terra cotta tiles to front pitched roof section.</p> <p>Note: approximately 75% of roof structure to be removed to accommodate first floor frame as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
	<p>Corrugated profile sheet metal roofing to rear <i>common</i> pitched skillion roof over Living, Family room and Bathroom room</p> <p>Note: approximately 75% of roof structure to be removed to accommodate first floor frame as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
	<p>Corrugated profile sheet metal roofing to rear flat roof over Family, Dining, Kitchen and Laundry.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Front porch	<p>Timber lining boards to the soffit.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Rear Verandah / pergola	Attached timber frame structure with clay pavers to verandah floor area. Note: not associated with the proposed Contract works.	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to timber windows, eaves, fascia and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Interior		
Entry / Hallway	Painted cement render to the walls. Fibrous plaster ceiling with wide decorative profile plaster cornice. Note: existing doorway into Bedroom 2 to be modified as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 1 Note 1: skylight Note 2: fireplace Note 3: Shown as Bedroom 3 on Construction Drawing 3 of 8 for Job No. 7587/14	Painted cement render to the walls. Fibrous plaster ceiling with decorative profile plaster cornice and plaster ceiling rose. Note: not part of the proposed Contract works.	No action is required.
Bedroom 2 Note 1: roof space access Note 2: Shown as Bedroom 4 / Stairwell on Construction Drawing 3 of 8 for Job No. 7587/14	Painted cement render to the walls. Plasterboard over the original fibrous plaster ceiling with cove profile plaster cornice. Note: existing doorway to Hallway to be modified; ceiling frame adjusted to accommodate new internal staircase; new ceiling lining and cornice to be installed as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Living room Note 1: skylight Note 2: fireplace	Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profile plaster cornice and plaster ceiling rose. Note: skylight to be removed and ceiling patched as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
Family room Note: skylight	Painted cement render to the walls. Plasterboard ceiling lining with cove profile plaster cornice. Note: skylight to be removed and ceiling patched as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bathroom Note: skylight	Wall tiles to 2.1m with timber lining boards over cement rendered walls. Plasterboard ceiling lining with timber mould cornice. Note: not part of the proposed Contract works.	No action is required.
Family/Dining/ Kitchen	Combination of painted cement render and plasterboard to the walls. Timber lining boards to top of exposed rafters to ceiling. Note: not part of the proposed Contract works.	No action is required.
Laundry	Painted cement render to the walls. Plasterboard ceiling with square set wall ceiling junction. Note: not part of the proposed Contract works.	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to ceilings, walls, doors, windows and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Pitched Roof Cavity	<i>Common</i> traditional cut and pitched timber roof structure and ceiling frame. Note 1: approximately 75% of roof structure to be removed to accommodate first floor frame as part of the proposed Contract works. Minimal ceiling dust was noted. Note 2: <i>common</i> brick party wall with adjoining property; No. 6 is noted. Note 3: existing brick chimney to Bedroom 1 to be extended as part of the proposed Contract works.	In our opinion the air quality will not be generally 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.

Area Assessed	Description and Comment	Assessment / Action
Skillion Roof Cavity	<p>Inspection of the roof cavity over Living room and Family room was not carried out due to the method of construction.</p> <p>Note 1: approximately 75% of roof structure to be removed to accommodate first floor frame as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Flat Roof Cavity	<p>Inspection of the roof cavity over the Family/ Dining/ Kitchen and Laundry was not carried out due to the method of construction.</p> <p>Note: roof is not associated with the proposed Contract works.</p>	No action is required.
Electrical Meter Board	<p>Meter board is located on the western wall to the front porch.</p> <p>Note: to be retained in current position as part of the proposed Contract works.</p>	No action is required.
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
- 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 RANDWICK CITY Council and the Principal Certifying Authority (PCA) if RANDWICK CITY 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 – Lead based Paints

All Contractors [PCBU's] and 'workers' involved in the cleaning, repairing or replacement of suspected lead based paint are to follow the following procedures in order to minimise as far as is *reasonably practicable*, health risks from lead based paints. 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 working with lead based paints 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 much as is practical.
- Any openings between living areas are to be sealed prior to the commencement of any removal work of lead based paints to prevent as far as is *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 as far as is *reasonably practicable*, 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 collected lead based paint dust in sealed approved plastic bags which are clearly labelled.
- All dust containing lead 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 disposal Authority or RANDWICK CITY Council.

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 WorkCover NSW, NSW Office of Environment and Heritage [OEH], appropriate licensed disposal Authority or RANDWICK CITY Council.

4. **AREAS NOT ASSESSED**

Assessment of the roof void to the proposed work area over the Living room and Family room was not carried out due to the method of construction.

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	
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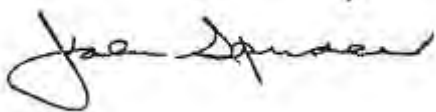
CERTIFICATION

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: John Spindler

Builders Licence No. 84050C

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



John Spindler

Date of Issue: 29th October 2014