
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr & Mrs Graham
Location: 4 Ray Avenue Vacluse, NSW

Plans for Job No: 7533/14 **Revision No:** E **Dated:** 20-5-14

Council area: WOOLAHRA

Date of assessment: 30 May 2014

Our reference: HM 03060514

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 [OEHL] Regulations.



Front elevation of 4 Ray Av. Vaucluse

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1940
Type of construction:	Single storey solid /cavity brick construction with a suspended timber
External cladding:	Painted face brickwork
Roof:	Hip & valley roof

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	✓	Garage	✓
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3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space	Not Accessed	No work planned to under floor space. No action required
Exterior		
Cladding	Painted face brickwork Note: 1. Window to be removed and bricked closed to ensuite Note: 2. New windows to be installed to family room	Appropriate dust suppression measures to be provided No further action required
Eave /soffit lining	Possible Asbestos Cement sheet eave lining to dwelling Note: 1. No eaves to be removed as part of contract works Note: 2. Protect eave sheets from damage during the construction period	Appropriate dust suppression measures to be provided No further action required
Roofing	Terracotta roof tiles Note: 1. All roof to be removed as part of proposed works	Appropriate dust suppression measures to be provided 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
Interior		
Entry	Rendered & painted brickwork walls Painted fibrous plaster to ceiling with ornate cornice Note: 1. Part north wall to be demolished for stairs	Appropriate dust suppression measures to be provided No further action required
Lounge	Rendered & painted brickwork walls Painted fibrous plaster to ceiling with ornate cornice	No work proposed to this area No further action required

Area Assessed	Description and Comment	Assessment / Action
Formal Dining	Rendered & painted brickwork walls Painted fibrous plaster to ceiling with ornate cornice	No work proposed to this area No further action required
Central room / hall Note: Shown as Stair well on Construction Drawing 3 of 10 No. 7533/14	Rendered & painted brickwork walls Painted fibrous plaster to ceiling with ornate cornice Note: 1. Storage cupboard to be removed Note: 2. Remaining ceiling to be removed and replaced	Appropriate dust suppression measures to be provided No further action required
Bedroom 2 Note: Shown as Guest bedroom on Construction Drawing 3 of 10 No. 7533/14	Rendered & painted brickwork walls Painted fibrous plaster to ceiling with ornate cornice	No work proposed to this area No further action required
Bedroom 3 Note: Shown as Study on Construction Drawing 3 of 10 No. 7533/14	Rendered & painted brickwork walls Painted fibrous plaster to ceiling with ornate cornice	No work proposed to this area No further action required
Bath	Ceramic tiles on walls to ceiling level Painted plasterboard to ceiling ornate cornice	No work proposed to this area No further action required
Bedroom 1 Note: Shown as Family on Construction Drawing 3 of 10 No. 7533/14	Rendered & painted brickwork and plasterboard over timber studs to walls Painted plasterboard to ceiling with 90 cove cornice Note: 1. All plasterboard and timber studs walls to demolished	Appropriate dust suppression measures to be provided No further action required
Ensuite Note: Shown as Family on Construction Drawing 3 of 10 No. 7533/14	Ceramic tiles on walls to ceiling level Painted plasterboard to ceiling ornate cornice Note: 1. All fixtures, wall and floor tiles & walls to be removed	Appropriate dust suppression measures to be provided No further action required
Kitchen	Painted plasterboard over timber studs to walls Painted plasterboard to ceiling with square set cornice Note: 1. Plasterboard and timber studs walls to laundry to be demolished	Appropriate dust suppression measures to be provided No further action required
Dining	Painted plasterboard over timber studs to walls Painted plasterboard to ceiling with square	Appropriate dust suppression measures to be

Area Assessed	Description and Comment	Assessment / Action
	set cornice Note: 1. Plasterboard and timber studs walls to Bedroom 1 to be demolished	provided No further action required
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
Roof Cavity	Traditional cut and pitched timber structure Note: 1. Sarking installed under roof tiles Note: 2. Fibreglass insulation is installed over ceilings	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
Electrical Meter Board	Located at east side of dwelling To be retained in present location.	No work proposed to this area No further action is required
Garage	Painted face brickwork with terracotta tiles Note: 1. All roof tiles to be removed and replaced	Appropriate dust suppression measures to be provided No further action is required
Carport	Pre-finished metal construction Note: 1. Carport to be demolished	Appropriate dust suppression measures to be provided No further action is required
Approximate area of materials “that may” contain asbestos [ACM] to be removed as part of the proposed Contract works.		0.0m²

4. AREAS NOT ASSESSED

Under floor space not 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	
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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: Garry Pearce

Builders Licence No. 147214C

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



Garry Pearce

Date of Issue: 5 June 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]

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 Woolahra Council and the Principal Certifying Authority (PCA) if Woolahra 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 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 or Woolahra Council.
- 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 Authority or Woolahra Council.

Safe Work Method Statement – Removal and Disposal of Reconstituted Fibre [Blow in] Insulation

All Contractors [PCBU's] and ‘workers’ involved in the removal of reconstituted fibre [blow in] insulation are to follow the following procedures in order to minimise health risks from reconstituted fibre [blow in] insulation. These procedures include but are not limited to:

- Appropriate warning signage and barricades are to be erected to prevent entry of anyone not connected with the removal activity into the work area.
- When removing reconstituted fibre [blow in] insulation all '*workers*' are to wear personal protective equipment [PPE] including coveralls and an approved respirator 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 reconstituted fibre [blow in] insulation to prevent dust 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 lead while it is being removed. **Do not use** household vacuum cleaners.
- Dispose of reconstituted fibre [blow in] in sealed approved plastic bags which are clearly labelled.
- All reconstituted fibre [blow in] insulation or other contaminants is to be disposed of in a manner, and at a site, approved by the NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or Woolahra Council.

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 *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 *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 *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 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 Woolahra Council.