
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. H. Pilvaci & Mrs. D. Mehmet
Location: 8 Lauder Street, Doonside NSW

Plans for Job No: 7576/14 Revision No: C Dated: 23-10-14

Council area: BLACKTOWN CITY

Date of assessment: 30th October 2014

Our reference: HM03441014

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 eastern elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1970 -1980
Type of construction:	Freestanding single storey brick veneer residence with shallow concrete strip footing and a suspended timber floor system
External cladding:	Clay brickwork
Roof:	Traditional cut and pitched hipped and valley roof with concrete roofing tiles

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

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space	Minimal clearance noted to underfloor area Mainly dry with areas of dampness [ground water seepage] noted. No evidence of hazardous materials was observed. Note: minor plumbing and drainage work is proposed in this area as part of the proposed Contract works.	No action is required.
Exterior		
Cladding	Clay masonry face brickwork Note: rear elevation wall to be demolished to form new Kitchen area as part of the proposed Contract works	Appropriate dust suppression measures to be provided. No further action is required.
Eave soffit lining	Possible asbestos cement [ACM] sheet. Note: rear elevation roof to be adjusted to accommodate skillion roof of proposed ground floor addition as part of the proposed Contract works.	6.0m² Remove and dispose of the cladding in a manner approved by NSW OEH and Blacktown City Council. 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. No further action is required.
Roofing	Concrete roofing tiles. Note: lower section of rear elevation roof to be adjusted to accommodate skillion roof of proposed ground floor addition as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Front patio	Concrete slab Note: not associated with the proposed Contract works	No action is required.
Pergola	Attached lightweight metal structure on a concrete slab with a skillion roof and deep pan profile sheet metal roofing. Note: structure to be demolished by Owner prior to the Contract works being undertaken	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to eaves, fascia 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
Interior		
Entry	Plasterboard wall linings. Plasterboard ceiling lining with cove profile plaster cornices. Note: not part of the proposed Contract works.	No action is required.
Lounge / Dining Note: fireplace and flue.	Plasterboard wall linings. Plasterboard ceiling lining with cove profile plaster cornices. Note: partial <i>common</i> internal framed wall with Kitchen to be demolished and new wall constructed; surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Kitchen Note: roof space access	Plasterboard wall linings. Plasterboard ceiling lining with cove profile plaster cornices. Note: rear wall to be completely demolished to open up for new Kitchen; partial <i>common</i> internal framed wall with Bathroom to be demolished and new wall constructed; surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Hallway	Plasterboard wall linings. Plasterboard ceiling lining with cove profile plaster cornices. Note: partial <i>common</i> internal framed wall with Bathroom to be demolished and new wall constructed; surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Linen	Plasterboard wall linings. Plasterboard ceiling lining with cove profile plaster cornices. Note: not part of the proposed Contract works.	No action is required.
Bedroom 1	Plasterboard wall linings. Plasterboard ceiling lining with cove profile plaster cornices. Note: not part of the proposed Contract works.	No action is required.
Bedroom 2	Plasterboard wall linings. Plasterboard ceiling lining with cove profile plaster cornices. Note: not part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Bathroom	<p>Wall tiles from floor to ceiling level. Possible asbestos cement [ACM] sheet wall linings under tiles.</p> <p>Plasterboard ceiling lining with cove profile plaster cornices.</p> <p>Possible compressed asbestos cement [ACM] sheet to floor under tiles.</p> <p>Note: bathroom to be completely stripped out; plumbing and drainage points to be disconnected and capped; existing flooring removed and replaced with strip timber flooring; common internal framed wall with Kitchen to be demolished and new walls built as part of the proposed Contract works.</p>	<p>28.0m²</p> <p>Remove and dispose of the floor and wall lining in a manner approved by NSW OEH and Blacktown City Council.</p> <p>See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Bedroom 3	<p>Plasterboard wall linings.</p> <p>Plasterboard ceiling lining with cove profile plaster cornices.</p> <p>Note: existing window in rear wall to be relocated in southern wall; existing opening to be framed up; surfaces made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
External Laundry	<p>Possible asbestos cement [ACM] sheet wall linings with skirting tiles.</p> <p>Plasterboard ceiling lining with cove profile plaster cornices.</p> <p>Concrete slab floor.</p> <p>Note: rear wall of Laundry to be demolished and walls extended to form new Laundry; floor slab to be extended; plumbing and drainage to be relocated as part of the proposed Contract works.</p>	<p>10.0m²</p> <p>Remove and dispose of the wall lining in a manner approved by NSW OEH and Blacktown City Council.</p> <p>See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Painting - general	<p>Combination of oil based and acrylic based surface coating to ceilings, walls, doors, window reveals and trims.</p> <p>No exposed lead based paints were observed.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Roof Cavity	<p>Traditional cut and pitched timber roof structure and ceiling frame.</p> <p>Note 1: lower section of rear elevation roof to be adjusted to accommodate skillion roof to proposed ground floor addition as part of the proposed Contract works.</p> <p>Synthetic mineral fibre [SMF] batt insulation noted overall the roof space.</p> <p>Note 2: Insulation to be retained as part of the proposed Contract works.</p> <p>Minimal ceiling dust was noted.</p>	<p>In our opinion the air quality will not be generally affected during the course of the construction of the rear ground floor addition.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Electrical Meter Board	<p>Meter board is located on the external southern wall of front Bedroom 2.</p> <p>Note: Meter board to be retained in current position as part of the proposed Contract works.</p>	No action is required.
Garage / Shed	<p>Freestanding framed and sheet metal clad structure with a flat roof and face brick front facade.</p> <p>Note: structure is currently being demolished by Owner. Structure does not form part of the proposed Contract works.</p>	No action is required
Approximate area of materials “that may” contain asbestos [ACM] to be removed as part of the proposed Contract works.		44.0m²

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 [OEHS] Regulations and Guidelines

A Demolition Work Plan must be submitted to BLACKTOWN CITY Council and the Principal Certifying Authority (PCA) if BLACKTOWN 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.

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 is *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 is *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 is *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 is *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 it is *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 is *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 is *reasonably practicable*, at a licensed asbestos disposal site and in a manner approved by WorkCover NSW, NSW Office of Environment and Heritage [OEH] or BLACKTOWN CITY 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	
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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

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

John Spindler

Date of Issue: 31st October 2014