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## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

**Client:** Cape Cod Australia Pty. Limited

**Job details:** Owner: Mr. S. Hoare & Mrs. J. Willemsen.  
Location: 15 Allison Avenue, Lane Cove.

**Plans for Job No:** 7799/16

**Revision No:** G

**Dated:** 10-09-2017

**Council area:** LANE COVE

**Date of assessment:** 6<sup>th</sup> June 2017

**Our reference:** HM05800617

**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 hazardous materials that may be contained within the above property from every aspect. It is based on the **"readily observable"** 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. It is not a warranty against problems that may develop in the future.

This report, based on visual assessment, will not disclose hazardous materials in inaccessible areas, not readily accessible areas, unsafe access areas or obstructed at the time of assessment. Areas which are not normally accessible were not assessed and include but are not limited to – behind external wall cladding, concealed wall and ceiling linings, inside walls, under floor coverings, behind furniture and stored articles/ materials, concealed pipe / ductwork, the interior of a flat roof or beneath a suspended floor filled with earth.

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



Front south-eastern elevation of the residence

## 1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

|                       |   |
|-----------------------|---|
| Estimated age:        | Circa 1920 - 1930   |
| Type of construction: | Freestanding single storey full brick / brick cavity construction built on a combination of sandstone block and brick footings supporting a suspended timber floor system. Rear extension section is brick veneer construction. |
| External cladding:    | Face clay masonry brickwork   |
| Roof:                 | Traditional cut and pitched, gable ended, hip and valley gable ended structure with terracotta roofing tiles to the original roof. Rear extension section is flat roof with pan profile sheet metal roofing.                    |

**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 | ✓ | Carport | X |
|-------------------|---|----------|---|---------------|---|-------------|---|----------|---|---------|---|

### 3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

| Area Assessed            | Description and Comment   | Assessment / Action   |
|--------------------------|---|---|
| <b>Under Floor Space</b> | <p>Areas of groundwater seepage [dampness] noted.</p> <p><b>Note:</b> Old paint containers stored adjacent to under floor access door.</p> <p><b>Note:</b> alterations to the plumbing and drainage system is proposed to the existing Ensuite as part of the proposed Contract works.</p>  | <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>  |
| <b>Exterior</b>          |   |   |
| Cladding                 | <p>Combination sandstone block and face clay masonry brickwork.</p> <p><b>Note:</b> possible asbestos cement weatherboard above stairwell window outside Kitchen. (Timber weatherboards to rear elevation)</p> <p><b>Note:</b> external walls, windows and doors to existing Kitchen and Bedroom 3 (shown as Family on Construction Drawing 3 of 8 for Job No. 7799/16) to be removed and openings to be adjusted as part of the proposed Contract works.</p> | <p><b>~ 0.5 m<sup>2</sup> ACM</b></p> <p>Remove and dispose of the ACM weatherboards as required in a manner approved by Safe Work NSW, NSW OEH and Lane Cove Council.</p> <p>See attached Safe Work Method Statement for the removal of material that may contain asbestos [ACM]</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>  |
| Eave soffit lining       | <p>Probable asbestos cement [ACM] sheet to the eave soffits.</p> <p><b>Note:</b> to be partially removed as part of the proposed Contract works. Some existing eaves to be retained.</p>  | <p><b>~ 20.5 m<sup>2</sup> ACM</b></p> <p>Remove and dispose of the ACM sheet as required in a manner approved by Safe Work NSW, NSW OEH and Lane Cove Council.</p> <p>See attached Safe Work Method Statement for the removal of material that may contain asbestos [ACM].</p> <p>All necessary steps are to be taken to protect the retained eaves from damage during the course of the works.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |

| Area Assessed    | Description and Comment  | Assessment / Action   |
|------------------|--|---|
| Gable end lining | <p>Probable asbestos cement [ACM] sheet to the eave soffits.</p> <p><b>Note:</b> side elevation gable ends to be demolished as part of the proposed Contract works. Front gable end to be retained.</p>  | <p><b>~ 22.0 m<sup>2</sup> ACM</b></p> <p>Remove and dispose of the ACM sheet as required in a manner approved by Safe Work NSW, NSW OEH and Lane Cove Council.</p> <p>See attached Safe Work Method Statement for the removal of material that may contain asbestos [ACM].</p> <p>All necessary steps are to be taken to protect the retained gable end from damage during the course of the works.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |
| Roofing material | <p>Terracotta roofing tiles to original roof section.</p> <p><b>Note:</b> Approximately 90% of the original roof structure to be removed to accommodate first floor addition as part of the proposed Contract works.</p> <p><b>Note:</b> remaining roof tiles to be replaced as part of the proposed Contract works.</p> | <p>Remove and dispose of the terracotta roofing tiles in a manner approved by NSW OEH and Lane Cove Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>   |
|                  | <p>Pan profiled sheet metal roofing to the skillion roof of the rear extension.</p> <p><b>Note:</b> roof structure to be replaced as part of the proposed Contract works.</p>  | <p>Remove and dispose of the sheet metal roofing in a manner approved by NSW OEH and Lane Cove Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>  |

| Area Assessed   | Description and Comment  | Assessment / Action  |
|---|--|--|
| Front Porch   | <p>Painted brick balustrade walls and support posts.</p> <p>Probable asbestos cement [ACM] sheet with cover battens to the soffits lining and internal ceiling end wall.</p> <p><b>Note:</b> roof structure to be replaced as part of the proposed Contract works.</p> <p><b>Note:</b> possible asbestos cement [AC] spandrel panel below Lounge window.</p> | <p><b>~ 7.0 m<sup>2</sup> ACM</b></p> <p>Remove and dispose of the ACM sheet as required in a manner approved by Safe Work NSW, NSW OEH and Lane Cove Council.</p> <p>See attached Safe Work Method Statement for the removal of material that may contain asbestos [ACM].</p> <p>All necessary steps are to be taken to protect the retained ACM from damage during the course of the works.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |
| Rear Deck   | <p>Attached timber deck and frame structure with timber balustrade and handrail.</p> <p><b>Note:</b> deck structure to be demolished and replaced as part of the proposed Contract works.</p>  | <p>Remove and dispose of treated timbers in a manner approved by Safe Work NSW, NSW OEH &amp; Lane Cove Council.</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 the timber windows, gable ends, eaves 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>   |
| <b>Interior Ground Floor</b>  |  |  |
| Entry   | <p>Combination painted cement render and plasterboard walls.</p> <p>Fibrous plaster ceiling lining with decorative profiled plaster cornice.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>  | <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>   |
| Bedroom 1<br><b>Note:</b> shown as Bedroom 4 on Construction Drawing 3 of 8 for Job No. 7799/16 | <p>Combination painted cement render and plasterboard walls. Fibrous plaster ceiling lining with decorative profiled plaster cornice.</p> <p><b>Note:</b> possible asbestos cement [AC] spandrel panel below Lounge window.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>   | <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>   |

| Area Assessed   | Description and Comment   | Assessment / Action  |
|---|---|--|
| Bathroom  | <p>Combination painted cement render and plasterboard walls.</p> <p>Plasterboard ceiling lining with cove profiled plaster cornice.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>  | <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |
| Lounge<br><b>Note:</b> fireplace  | <p>Painted cement render walls.</p> <p>Decorative fibrous plaster ceiling lining with decorative profiled plaster cornice.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>   | <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required</p>  |
| Bedroom 2<br><b>Note:</b> shown as Bedroom 5 on Construction Drawing 3 of 8 for Job No. 7799/16 | <p>Painted cement render walls.</p> <p>Decorative fibrous plaster ceiling lining with decorative profiled plaster cornice.</p> <p><b>Note:</b> existing wall common with hallway and robe to be demolished to accommodate first-floor staircase of the proposed Contract works.</p>                 | <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required</p>  |
| Kitchen   | <p>Combination painted brick and plasterboard walls, tiled to splashback.</p> <p>Plasterboard ceiling lining with cove profiled plaster cornice.</p> <p><b>Note:</b> skylight to be installed above benchtop as part of the proposed Contract works.</p>  | <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |
| Dining  | <p>Combination painted cement render and plasterboard walls.</p> <p>Fibrous plaster ceiling lining with decorative and cove profiled plaster cornice.</p> <p><b>Note:</b> existing archway to be demolished as part of the proposed Contract works.</p>   | <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |
| Bedroom 3<br><b>Note:</b> Family  | <p>Plasterboard walls.</p> <p>Plasterboard ceiling lining with cove profiled plaster cornice.</p> <p><b>Note:</b> existing wall common with Bedroom 4 (shown as Family on Construction Drawing 3 of 8 for Job No. 7799/16) and Ensuite to be demolished as part of the proposed Contract works.</p> | <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |

| Area Assessed  | Description and Comment   | Assessment / Action   |
|--|---|---|
| Bedroom 4<br><b>Note:</b> shown as Family on Construction Drawing 3 of 8 for Job No. 7799/16 | Plasterboard walls.<br>Plasterboard ceiling lining with cove profiled plaster cornice.<br><b>Note:</b> existing wall common with Bedroom 3 (shown as Family on Construction Drawing 3 of 8 for Job No. 7799/16) and Ensuite to be demolished as part of the proposed Contract works.  | Appropriate dust suppression measures to be provided.<br>No further action is required.   |
| Ensuite  | Combination plaster board and possible fibre cement [FC] walls, tiled floor to ceiling.<br>Plasterboard ceiling lining with cove profiled plaster cornice.<br><b>Note:</b> existing wall common with Bedroom 3 (shown as Family on Construction Drawing 3 of 8 for Job No. 7799/16) and Bedroom 4 (shown as Family on Construction Drawing 3 of 8 for Job No. 7799/16) to be demolished as part of the proposed Contract works. | Remove and dispose of the fibre-cement [FC] in a manner approved by NSW OEH and Lane Cove Council.<br>Appropriate dust suppression measures to be provided.<br>No further action is required.   |
| Painting – general   | Combination of oil based and acrylic based surface coating to ceilings, walls, doors, timber windows and trims.<br>No exposed lead based paints were observed.  | Appropriate dust suppression measures to be provided.<br>No further action is required.   |
| <b>Interior Lower Ground Floor</b>   |   |   |
| Stairwell  | Combination possible asbestos cement [AC] and painted brick walls.  | <b>~ 2.5 m<sup>2</sup> ACM</b><br>All necessary steps are to be taken to protect the retained asbestos-cement [AC] lining from damage during the course of the works.<br>Appropriate dust suppression measures to be provided.<br>No further action is required.  |
| Rumpus   | Combination painted brick and plasterboard walls.<br>Possible asbestos cement [AC] ceiling lining with cover battens.<br><b>Note:</b> existing archway to be demolished as part of the proposed Contract works.   | <b>~ 12.0 m<sup>2</sup> ACM</b><br>All necessary steps are to be taken to protect the retained asbestos-cement [AC] lining from damage during the course of the works.<br>Appropriate dust suppression measures to be provided.<br>No further action is required. |

| Area Assessed                 | Description and Comment   | Assessment / Action   |
|-------------------------------|---|---|
| Laundry                       | <p>Painted cement render walls, tiled floor to ceiling.</p> <p>Possible asbestos cement [AC] ceiling lining.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>   | <p>~ 2.0 m<sup>2</sup> ACM</p> <p>All necessary steps are to be taken to protect the retained asbestos-cement [AC] lining from damage during the course of the works.</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, timber windows 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>  |
| <b>Pitched Roof Cavity</b>    | <p>Traditional cut and pitched timber roof structure and ceiling frame.</p> <p><b>Note:</b> 90% of the roof structure to be removed to accommodate first floor addition as part of the proposed Contract works.</p> <p><b>Note:</b> NO sarking found to the underside of the roof tiles.</p> <p><b>Note:</b> Synthetic Mineral Fibre [SMF] batt insulation to overall roof space.</p> <p><b>Note:</b> Moderate ceiling dust was noted.</p> <p><b>Note:</b> Disused water cistern (possible ACM) and tray noted. Cistern to be removed as part of the proposed Contract works.</p> | <p>In our opinion the air quality will not generally be affected during the course of the construction of the new first floor addition.</p> <p>Remove and dispose of the disused HWS with possible asbestos containing material [ACM] in a manner approved by NSW OEH and Lane Cove Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |
| <b>Skillion Roof Cavity</b>   | <p>Inspection of the roof cavity was not carried out due to the method of construction.</p> <p>Possible foil backed insulation [SMF] to underside of sheet metal roofing.</p> <p><b>Note:</b> roof structure to be completely replaced as part of the proposed Contract works.</p>  | <p>Remove and dispose of the foil backed insulation / sarking in a manner approved by NSW OEH and Lane Cove.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>   |
| <b>Electrical Meter Board</b> | <p>Located on the north eastern external wall of the residence.</p> <p><b>Note:</b> meter board and POA to be retained in current position as part of the proposed Contract works.</p>  | <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>  |



| Area Assessed   | Description and Comment   | Assessment / Action            |
|---|---|--------------------------------|
| <b>Shed</b>   | <p>Freestanding light weight metal shed with pitched gable ended roof and concrete slab floor.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p> | No further action is required. |
| <b>Approximate area of materials “<i>that may</i>” contain asbestos [ACM] to be removed as part of the proposed Contract works.</b> |   | <b>37.0 m<sup>2</sup></b>      |

## **SITE ASBESTOS [ACM] REGISTER**

| <b>Location of ACM</b>                                       | <b>Type</b>                             | <b>Quantity</b>       | <b>Condition</b>                        | <b>Assessment / Action</b>   |
|--|---|-----------------------|---|--|
| Eave soffit lining   | Probable asbestos cement sheet          | ~ 18.5 m <sup>2</sup> | Non-Friable<br>Good / Stable<br>Painted | ~ 11.5 m <sup>2</sup> to be removed by Cape Cod as part of Contract works.<br>Protect the retained ACM from damage during the course of the works. |
| Weatherboard cladding (outside Kitchen)                      | Possible asbestos cement                | ~ 0.5 m <sup>2</sup>  | Non-Friable<br>Good / Stable<br>Painted | To be removed by Cape Cod as part of Contract works.   |
| Gable end cladding   | Probable asbestos cement sheet          | ~ 22.0 m <sup>2</sup> | Non-Friable<br>Good / Stable<br>Painted | ~ 18.0 m <sup>2</sup> to be removed by Cape Cod as part of Contract works.<br>Protect the retained ACM from damage during the course of the works. |
| Front porch soffit lining and ceiling end lining             | Probable asbestos cement sheet          | ~ 7.0 m <sup>2</sup>  | Non-Friable<br>Good / Stable<br>Painted | To be removed by Cape Cod as part of Contract works.   |
| Spandrel panels (Lounge and Bedroom 4) internal and external | Possible asbestos cement sheet          | ~ 3.0 m <sup>2</sup>  | Non-Friable<br>Good / Stable<br>Painted | Protect the retained ACM from damage during the course of the works.   |
| Stairwell wall lining  | Possible asbestos cement sheet          | ~ 2.5 m <sup>2</sup>  | Non-Friable<br>Good / Stable<br>Painted | Protect the retained ACM from damage during the course of the works.   |
| Rumpus Room ceiling lining                                   | Probable asbestos cement sheet cladding | ~ 12.0 m <sup>2</sup> | Non-Friable<br>Good / Stable<br>Painted | Protect the retained ACM from damage during the course of the works.   |
| Laundry ceiling lining                                       | Probable asbestos cement sheet cladding | ~ 2.0 m <sup>2</sup>  | Non-Friable<br>Good / Stable<br>Painted | Protect the retained ACM from damage during the course of the works.   |
| Disused ceiling mounted HWS                                  | Possible ACM                            | unknown               | unknown                                 | Remove and dispose of the disused HWS with possible asbestos containing material [ACM].  |

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This register, based on visual assessment, will not disclose asbestos containing materials [ACM] in inaccessible areas, not readily accessible areas, unsafe access areas or obstructed at the time of assessment. Areas which are not normally accessible were not assessed and include but are not limited to – behind external wall cladding, concealed wall and ceiling linings, inside walls, under floor coverings, behind furniture and stored articles/ materials, concealed pipe / ductwork, the interior of a flat roof or beneath a suspended floor filled with earth.

## **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 LANE COVE Council and the Principal Certifying Authority (PCA) if LANE COVE 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; Work Health and Safety Regulation 2011 - Chapter 8 - Asbestos; 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* 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 or as amended] and NSW Protection of the Environment Operations [Waste] Regulation [2014]
- 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, Safe Work 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 Safe Work NSW, NSW Office of Environment and Heritage [OEH] or LANE COVE Council.

#### **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 is *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 is *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 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 the release as far as is *reasonably practicable*, 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 is *reasonably practicable* in a manner, and at as site, approved by the Safe Work NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or LANE COVE 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 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 [OEHL], appropriate licensed disposal Authority or LANE COVE 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 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 Safe Work NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or LANE COVE Council.

#### **4. AREAS NOT ASSESSED**

All areas associated with the proposed Contract works were able to be assessed with the exception of the skillion roof cavity.

#### **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:** Mark Spindler

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



**Mark Spindler**

**Date of Issue: 13<sup>th</sup> June 2017**