
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. N. & Mrs. K. Walker
Location: 25 Killarney Street, Mosman

Plans for Job No: 7554/14 **Revision No:** D **Dated:** 09-07-14

Council area: MOSMAN

Date of assessment: 23rd July 2014

Our reference: HM03160714

The Client acknowledges that:

This report is provided for **the exclusive information of the Client**. It is a term and condition of the terms upon which this report is provided, that if the Client chooses to rely upon the report, that the Company and the Person making this report will not be liable to the Client or to any other Person who suffers personal or property damage or financial loss in respect of any cause of action or tort, contract or however the cause of action is said to arise.

This report is **not a guarantee or warranty** or an all-encompassing report dealing with the above property from every aspect. It is based on the condition of the property and the **"Readily Accessible Areas"** at the time of assessment. It is a reasonable attempt to identify as far as *reasonably practicable*, any significant hazardous materials i.e. materials *"that may"* contain asbestos [ACM] or [ACD], ceiling dusts *"that may"* contain lead, paints *"that may"* contain lead or synthetic mineral fibres [SMF], **visible** at the time of assessment.

This report, based on visual assessment, will not disclose hazardous materials in inaccessible areas, not readily accessible or obstructed at the time of assessment. Areas which are not normally accessible were not assessed and include but are not limited to – inside walls, the interior of a flat roof or beneath a suspended floor filled with earth.

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



Front southern elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1930 -1935
Type of construction:	Freestanding single storey, full brick / brick cavity construction on a combination of sandstone block and brick footings with a suspended timber floor system.
External cladding:	Clay brickwork
Roof:	Traditional cut and pitched hipped and valley structure with terra cotta 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	✓
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3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space	Predominantly dry sandy loam. No evidence of hazardous materials was observed. Note: no work is proposed in this area.	No action is required.
Laundry	Painted cement render to the walls. Possible asbestos cement [ACM] sheet with cover battens to the ceiling. Note: not part of the proposed Contract works.	All necessary steps are to be taken to protect the ceiling lining from damage during the course of the works.
Soffit under Sunroom floor	Possible asbestos cement [ACM] sheet with cover battens to the soffit. Note: not part of the proposed Contract works.	All necessary steps are to be taken to protect the soffit lining from damage during the course of the works.
Exterior		
Cladding	Surface coated cement render finish to the clay masonry brickwork. Note: not part of the proposed Contract works.	No action is required.
	Timber weatherboards to rear Sunroom bay window. Note: not part of the proposed Contract works.	
Eave lining	Possible asbestos [ACM] sheet to eaves soffit. Note: not part of the proposed Contract works.	All necessary steps are to be taken to protect the eave lining from damage during the course of the works.
Roofing	Terra cotta roofing tiles. Note: majority of roof structure to be removed to accommodate upper floor frame as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Front verandah	Possible asbestos [ACM] sheet with timber cover battens to verandah soffit. Note: not part of the proposed Contract works.	All necessary steps are to be taken to protect the soffit from damage during the course of the works.
Rear deck	Timber framed structure with timber decking and timber open tread steps. Note: not part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Painting - general	Combination of oil based and acrylic based surface coating to walls, 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	Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.
Hallway 1 Note 1: roof space access Note 2: linen cupboards	Painted cement render to the walls. Fibrous plaster ceiling lining with decorative profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.
Bedroom 1 Note: Shown as Bedroom 5 on Construction Drawing 4 of 10 for Job No. 7554/14	Painted cement render to the walls. Decorative fibrous plaster ceiling lining with decorative profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.
Bathroom	Painted cement render to the walls above wall tiles to 2.0m. Fibrous plaster ceiling lining with decorative profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.
Hallway 2 at Bathroom Note: sky tube	Painted cement render to the walls. Fibrous plaster ceiling lining with decorative profile plaster cornice. Note: existing door opening to Bedroom 2 to be blocked up; and surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 2	Painted cement render to the walls. Fibrous plaster ceiling lining with decorative profile plaster cornice. Note: <i>common</i> internal brick wall with the Sitting room to be demolished, leaving bulkhead; existing door opening to Hallway 2 to be blocked up; and surfaces made good 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
Lounge room Note: fireplace	Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.
Sitting room	Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profile plaster cornice. Note: <i>common</i> internal brick walls with Bedroom 2 and Bedroom 3 to be demolished, leaving bulkhead; as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 3 Note: Shown as Stairs on Construction Drawing 4 of 10 for Job No. 7554/14	Painted cement render to the walls. Fibrous plaster ceiling lining with decorative profile plaster cornice. Note: <i>common</i> internal brick wall with Sitting room to be demolished, leaving bulkhead to accommodate internal staircase; ceiling frame to be adjusted; new ceiling and cornices to be installed; and surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Sunroom	Combination of painted cement render and painted brickwork to the wall surfaces. Fibrous plaster ceiling lining with wide decorative profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.
Kitchen	Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.
Study	Combination of painted cement render and probable fibre cement [FC] lining to framed wall. Fibrous plaster ceiling with decorative profile cornice. Note: not part of the proposed Contract works.	All necessary steps are to be taken to protect the wall lining from damage during the course of the works.

Area Assessed	Description and Comment	Assessment / Action
Shower	<p>Combination of painted cement render and probable fibre cement [FC] lining to framed wall.</p> <p>Fibrous plaster ceiling with decorative profile cornice.</p> <p>Note: not part of the proposed Contract works.</p>	All necessary steps are to be taken to protect the wall lining from damage during the course of the works.
Painting - general	<p>Combination of oil based and acrylic based surface coating to ceilings, walls, doors, 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>
Roof Cavity	<p>Traditional cut and pitched timber roof structure and ceiling frame.</p> <p>Note 1: majority of the roof structure to be removed to accommodate upper floor addition as part of the proposed Contract works.</p> <p>Synthetic mineral fibre [SMF] batt insulation overall the roof space.</p> <p>Note 2: insulation to be retained as part of the proposed Contract works.</p> <p>No sarking to the underside of the concrete roofing tiles.</p> <p>Minimal ceiling dust was noted.</p> <p>Note 3: brick chimney to be demolished and metal flue to be extended as part of the proposed Contract works.</p>	<p>In our opinion the air quality will not be generally affected during the course of the construction of the new upper floor frame.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Electrical Meter Board	<p>Located on the western external wall of Bedroom 1.</p> <p>In our opinion the existing meter board complies with current industry and Supply Authority requirements.</p> <p>Note: to be retained in current position as part of the proposed Contract works.</p>	No action is required.
Garage	<p>Freestanding full brick construction with concrete slab. Traditional cut and pitched hip roof with terra cotta roofing tiles.</p> <p>Note: not associated with 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.		0.0m ²

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 MOSMAN Council and the Principal Certifying Authority (PCA) if MOSMAN 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 *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 MOSMAN 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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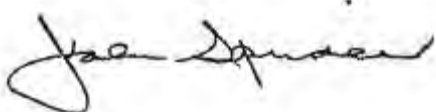
CERTIFICATION

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



John Spindler

Date of Issue: 24th July 2014