

HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. A. & Mrs. P. Butler
Location: 76 Hopetoun Avenue, Vaucluse

Plans for Job No: 7443/15 **Revision No:** D **Dated:** 27-04-15

Council area: WOOLLAHRA MUNICIPAL

Date of assessment: 21st May 2015

Our reference: HM03940515

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 south eastern elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Original residence is approximately circa 1950. Alterations and additions have occurred at unspecified times since construction.
Type of construction:	Freestanding double storey full brick / brick cavity construction on a combination of sandstone block and brick footings. Lower ground floor has sandstone block external and internal walls.
External cladding:	Clay masonry brickwork
Roof:	Traditional cut and pitched timber hipped and valley roof with terra cotta roofing tiles.

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	✓	Garage	✓
-------------------	---	----------	---	---------------	---	-------------	---	----------	---	--------	---

3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space Note: internal access from Hallway 4	Mainly dry sandy loam with areas of dampness [ground water seepage] noted. Areas of building rubble noted within the underfloor area from previous works. Note: alterations to plumbing and drainage are to be undertaken as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Exterior		
Cladding	Surface coated clay masonry brickwork to ground floor level. Note: window openings to be bricked up or altered for new windows / doors as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Combination of sandstone blockwork and surface coated clay masonry brickwork to lower floor level. Note: window openings to be bricked up or altered for new windows / doors as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Eave soffit lining	Timber lining boards to top of exposed rafters. Note: not affected by the proposed Contract works.	No action is required.
Roofing	Terra cotta roofing tiles. Note: approximately 70% of the roof structure to be removed to accommodate first floor addition as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Front porch	Attached timber framed open pergola structure with flat roof area over front entry door lined with timber lining boards. Note: pergola structure, tiles, handrail, flat roof structure to be removed and replaced as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Ground floor Terrace	Tiled deck to suspended concrete slab with hardwood open riser timber steps down to the lower level. Note: existing deck tiles, handrail and timber steps to be removed and replace; new timber open pergola structure to be constructed over the deck area; new vertical timber balustrade to be installed; and new open riser hardwood steps to be installed 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
Lower ground floor patio	Concrete slab soffit with sandstone flagging to floor. Note: not affected by the proposed Contract works.	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to the brick walls, exposed rafters, timber eaves soffits and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Interior Lower Ground Floor		
Stairwell / Lobby	Painted cement render to the walls. Plasterboard ceiling lining with cove profile plaster cornice. Note: not affected by the proposed Contract works.	No action is required.
Lobby	Painted cement render to the walls. Plywood ceiling lining with timber mould cornice. Note: <i>common</i> internal sandstone block wall with Bedroom 3 and Hallway 2 to be demolished; existing floor tiles to be removed and replaced; existing ceiling and cornice to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Hallway 1	Combination of painted brickwork and painted cement render to the walls. Plasterboard ceiling lining with cove profile plaster cornice. Note: existing floor tiles to be removed and replaced; existing ceiling and cornice to be removed and replaced as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 2 Note: Shown as Study on Construction Drawing 7 of 16 for Job No. 7643/15	Painted cement render to the walls. Plasterboard ceiling lining with cove profile plaster cornice. Note: existing floor tiles to be removed and replaced; existing <i>common</i> internal wall with Shower room to be demolished and new framed wall built; existing window north western wall to be removed and opening altered to suit new window; sliding door in north eastern wall to be removed and replaced; existing ceiling and cornice to be removed and replaced; and all surfaces to be 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
Shower room 1	<p>Painted cement render to the walls above wall tiles to 1.8m in Shower and with skirting tiles.</p> <p>Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: existing floor slab to be stripped out; existing <i>common</i> internal wall with Bedroom 2 to be demolished; plumbing and drainage to be terminated and re-figured for new shower room; window in external wall to be removed and opening altered; new framed wall constructed; existing ceiling and cornice to be removed and replaced; and all surfaces to be 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>
Guest Bedroom	<p>Painted cement render to the walls.</p> <p>Possible hardboard ceiling lining with timber mould cornice.</p> <p>Note: existing door north western wall to be removed and opening altered to suit new window; existing window in north eastern wall to be removed and replaced; and all surfaces to be 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>
Hallway 2	<p>Painted cement render to the walls.</p> <p>Possible hardboard ceiling lining with timber mould cornice.</p> <p>Note: <i>common</i> internal sandstone block wall with Bedroom 3 to be partially demolished and new concrete stairs down to Billiard room to be constructed; <i>common</i> internal framed wall with WC to be completely demolished; existing doors north eastern wall to be removed replaced; existing floor tiles to be removed and replaced; existing ceiling and cornice to be removed and replaced; and all surfaces to be 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>

Area Assessed	Description and Comment	Assessment / Action
<p>WC</p> <p>Note: Shown as Hallway 2 on Construction Drawing 7 of 16 for Job No. 7643/15</p>	<p>Possible asbestos cement [ACM] sheet wall lining with skirting tiles.</p> <p>Possible hardboard ceiling lining with timber mould cornice.</p> <p>Note: to be completely demolished to form new Hallway 2</p>	<p>2.0m²</p> <p>Remove and dispose of the possible ACM wall lining in a manner approved by WorkCover NSW, NSW OEH and Woollahra Municipal 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>
<p>Hallway 4</p> <p>Note: Shown as Billiard room on Construction Drawing 7 of 16 for Job No. 7643/15</p>	<p>Painted cement render and painted brickwork to the walls.</p> <p>Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: <i>common</i> internal sandstone block wall with Bedroom 3 to be demolished; existing stairs to be removed and replaced with new concrete stairs; existing floor tiles to be removed and replaced; existing ceiling and cornice to be removed and replaced with T&G timber ceiling lining; and all surfaces to be 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>
<p>Bedroom 3</p> <p>Note: Shown as Billiard / Rumpus room and on Construction Drawing 7 of 16 for Job No. 7643/15</p>	<p>Plasterboard wall linings.</p> <p>Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: <i>common</i> internal sandstone block wall with Hallway, Hallway 2, Hallway 4 and existing Rumpus room to be demolished; existing floor tiles to be removed and replaced; existing ceiling and cornice to be removed and replaced with T&G timber ceiling lining; and all surfaces to be 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>
<p>Hallway</p> <p>Note: Shown as Billiard room on Construction Drawing 7 of 16 for Job No. 7643/15</p>	<p>Plasterboard wall linings.</p> <p>Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: <i>common</i> internal sandstone block wall with Bedroom 3 to be demolished; existing floor tiles to be removed and replaced; existing ceiling and cornice to be removed and replaced with T&G timber ceiling lining; and all surfaces to be 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>

Area Assessed	Description and Comment	Assessment / Action
Rumpus room	<p>Painted brickwork to the walls. Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: <i>common</i> internal sandstone block wall with Bedroom 3 to be demolished; existing floor tiles to be removed and replaced; existing ceiling and cornice to be removed and replaced with T&G timber ceiling lining; existing door in north western wall to be removed and opening altered to suit new door / window; two new window openings to be created in north eastern wall; and all surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Shower room 2	<p>Wall tiles from floor to ceiling level in shower recess and with skirting tiles outside. Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: not affected by the proposed Contract works.</p>	No action is required.
Cellar Note: under Garage	<p>Combination of plasterboard and face brickwork to the walls. Exposed concrete slab ceiling.</p> <p>Note: not affected by the proposed Contract works</p>	No action is required.
Painting - general	<p>Combination of oil based and acrylic based surface coating to walls, doors and trims. No exposed lead based paints were observed.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Interior Ground Floor		
Entry Note: Shown as Entry / stairwell on Construction Drawing 8 of 16 for Job No. 7643/15	<p>Painted cement render to the walls. Decorative panel fibrous plaster ceiling with cove profile plaster cornice.</p> <p>Note: existing front entry door, threshold, security grill to be removed and opening altered to accommodate new glazed doors; <i>common</i> internal brick wall with existing Kitchen including cupboard to be demolished; new framed wall constructed to accommodate new internal staircase; ceiling frame to be adjusted; existing ceiling and cornice to be removed and replaced; existing strip timber flooring to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Double garage	<p>Face brickwork walls</p> <p>Plasterboard ceiling with cove profile plaster cornices.</p> <p>Note: approximately 50% of the roof frame to be removed to accommodate first floor addition as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Hallway	<p>Painted cement render to the walls.</p> <p>Decorative panel fibrous plaster ceiling with ornate profile plaster cornice.</p> <p>Note: existing ceiling and cornice to be removed and replaced; existing strip timber flooring to be removed and replaced; and all surfaces to be 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>
<p>Bathroom</p> <p>Note: Shown as Powder room on Construction Drawing 8 of 16 for Job No. 7643/15</p>	<p>Painted cement render to the walls above wall tiles to 1.8 to bath / shower and with skirting tiles other.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p>Note: existing fixtures, fittings floor and wall tiles to be removed and services terminated; services to be adjusted to suit new layout; existing ceiling and cornice to be removed and replaced; and all surfaces to be 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>
<p>Study</p> <p>Note: Shown as Laundry on Construction Drawing 8 of 16 for Job No. 7643/15</p>	<p>Painted cement render to the walls.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p>Note: existing strip timber flooring to be removed and replaced with wet area flooring; existing ceiling and cornice to be removed and replaced; existing window in north eastern wall to be removed, sill raised and new window installed; new opening into Garage to be created all surfaces to be 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>

Area Assessed	Description and Comment	Assessment / Action
Kitchen Note: Shown as TV on Construction Drawing 8 of 16 for Job No. 7643/15	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. Note: <i>common</i> internal brick wall with Hallway including cupboard to be demolished; new framed wall constructed to accommodate new internal staircase; existing strip timber flooring to be removed and replaced; existing ceiling and cornice to be removed and replaced; existing windows in south eastern wall to be removed, sills lowered and new window installed; new window openings in south western wall to be created; openings in <i>common</i> internal wall with existing Dining room to be bricked up; all surfaces to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Laundry Note: raked ceiling	Painted cement render to the walls. Possible asbestos cement [ACM] sheet ceiling with timber cove battens. Note: to be completely demolished; plumbing and drainage terminated; concrete access steps to be demolished; existing door opening to <i>common</i> wall with existing Kitchen to be bricked up; and all surfaces to be made good as part of the proposed Contract works.	2.0m² Remove and dispose of the possible ACM wall lining in a manner approved by WorkCover NSW, NSW OEH and Woollahra Municipal 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.
Dining room	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. Note: existing door opening in <i>common</i> internal wall with the Lounge room to be altered [widened]; existing ceiling and cornice to be removed and replaced; existing windows in south western wall to be removed and replaced; openings in <i>common</i> internal wall with existing Kitchen room to be bricked up; all surfaces to be 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. Plasterboard ceiling with cove profile plaster cornice. Note: existing door opening in <i>common</i> internal wall with the Hallway to be altered [widened]; existing door opening in <i>common</i> internal wall with the Dining room to be altered [widened]; existing door opening to internal wall with the Living room to be altered [widened]; section of <i>common</i> external wall with terrace to be demolished and rebuilt to accommodate new stacker doors; existing ceiling and cornice to be removed and replaced; existing strip timber flooring to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Living room	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. Note: <i>common</i> internal wall with Lobby, WIR and Bedroom 1 to be demolished; existing door opening in <i>common</i> internal wall with the Lounge room to be altered [widened]; existing window / door opening in south western wall to be adjusted to accommodate new stacker doors; existing window / door openings in north eastern wall to be adjusted to accommodate new sliding doors; existing ceiling and cornice to be removed and replaced; existing strip timber flooring to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Lobby / Stairwell	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. Note: existing window in south western wall to be removed and replaced; and all surfaces to be 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
<p>Ensuite Note: Shown as Pantry on Construction Drawing 8 of 16 for Job No. 7643/15</p>	<p>Painted cement render to the walls above wall tiles to 1.2m and 1.8m to shower recess. Plasterboard ceiling with cove profile plaster cornice. Note: existing window in south western wall to be removed and replaced; existing door opening to be bricked up; part <i>common</i> internal wall with Bedroom 1 to be demolished and new door opening created; existing fixtures, fittings floor and wall tiles to be removed and services terminated; existing ceiling and cornice to be removed and replaced; existing flooring to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
<p>Bedroom 1 Note: Shown as Kitchen on Construction Drawing 8 of 16 for Job No. 7643/15</p>	<p>Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. Note: <i>common</i> internal wall with WIR to be demolished; existing window in south western wall to be removed and opening to be bricked up; existing window in rear north western wall to be removed and opening adjusted for new window; existing window / door opening in north eastern wall to be adjusted to accommodate new stacker doors existing door opening to Ensuite be bricked up; part <i>common</i> internal wall with Ensuite to be demolished and new door opening created; existing ceiling and cornice to be removed and replaced; existing flooring to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
<p>WIR Note: roof space access</p>	<p>Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. Note: walls to be completely demolished and all surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
<p>Painting - general</p>	<p>Combination of oil based and acrylic based surface coating to walls, doors, timber windows and trims. No exposed lead based paints were observed.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Roof Cavity	Traditional cut and pitched timber roof structure and ceiling frame. Note 1: approximately 70% of the main roof structure to be removed to accommodate first floor addition 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 first floor addition. Remove and dispose of the foil sarking in a manner approved by NSW OEH and City of Woollahra Municipal Council. Appropriate dust suppression measures to be provided. No further action is required.
	Note 2: approximately 50% of the garage roof structure to be removed to accommodate first floor addition as part of the proposed Contract works.	
	Minimal ceiling dust was noted. Sarking is provided to the underside of the terra cotta tiles to rear addition section of roof only.	
	Note 3: brick chimney to Lounge room fireplace to be demolished down to ceiling level as part of the proposed Contract works	
Electrical Meter Board	Located on nib wall to front entry porch. In our opinion the existing meter board complies with current industry and Supply Authority requirements. Note: to be retained in current position as part of the proposed Contract works.	No action is required.
Approximate area of materials “that may” contain asbestos [ACM] to be removed as part of the proposed Contract works.		4.0m²

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 WOOLLAHRA MUNICIPAL Council and the Principal Certifying Authority (PCA) if WOOLLAHRA MUNICIPAL 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.
- WOOLLAHRA MUNICIPAL Council Demolition Report as adopted 21 October 2004
- 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 WOOLLAHRA MUNICIPAL 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 WorkCover NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or WOOLLAHRA MUNICIPAL 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	
-----	---	----------	--	------------------	--	------	--

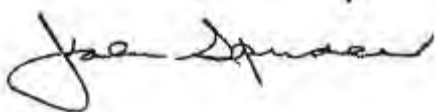
CONFIRMATION

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: John Spindler

Builders Licence No. 84050C

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



John Spindler

Date of Issue: 22nd May 2015