
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. C. & Mrs. A. Grigg
Location: 3 Swales Place, Colyton NSW

Plans for Job No: 7588/14 Revision No: C Dated: 03-10.14

Council area: PENRITH CITY

Date of assessment: 13th November 2014

Our reference: HM03511114

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 western elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

| | |
|-----------------------|---|
| Estimated age: | Circa 2000 |
| Type of construction: | Freestanding single storey brick veneer residence with concrete slab on ground floor system |
| External cladding: | Clay brickwork |
| Roof: | Engineered timber hip and valley trussed structure with concrete 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 | N/A | 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 | Concrete slab on ground | No action is required |
| Exterior | | |
| Cladding | Clay masonry [face] brickwork Note: not associated with the proposed Contract works. | No action is required. |
| Eave soffit lining | Nil eaves | No action is required. |
| Roofing | Concrete roofing tiles Note: approximately 80% of the roof structure to be removed to accommodate first floor frame as part of the proposed Contract works. | Appropriate dust suppression measures to be provided. No further action is required. |
| Front porch | Exposed corrugated profile sheet metal roofing to the soffit. Note: not associated with the proposed Contract works. | No action is required. |
| Rear verandah | Attached lightweight metal structure with a combination of proprietary pan profile sheet metal and translucent acrylic roofing. Note: not associated with the proposed Contract works. | No action is required. |
| Painting - general | Acrylic based surface coating to fascia and trims. No exposed lead based paints were observed. | Appropriate dust suppression measures to be provided. No further action is required. |
| Interior | | |
| Lounge | Plasterboard to the wall linings. Plasterboard to the ceiling lining with cove profile plaster cornices. Note: not associated with the proposed Contract works. | No action is required. |
| Kitchen / Dining | Plasterboard to the wall linings. Plasterboard to the ceiling lining with cove profile plaster cornices. Note: not associated with the proposed Contract works. | No action is required. |
| Laundry | Probable fibre-cement [FC] wet area board to the wall linings with skirting tiles. Plasterboard to the ceiling lining with cove profile plaster cornices. Note: not associated with the proposed Contract works. | No action is required. |

| Area Assessed | Description and Comment | Assessment / Action |
|--|---|---|
| Rumpus | Plasterboard to the wall linings. Plasterboard to the ceiling lining with cove profile plaster cornices. Note: not associated with the proposed Contract works. | No action is required. |
| Hallway Note: roof space access | Plasterboard to the wall linings. Plasterboard to the ceiling lining with cove profile plaster cornices. Note: linen cupboard wall and <i>common</i> internal wall with Bedroom 3 to be demolished and surfaces made good as part of the proposed Contract works. | Appropriate dust suppression measures to be provided. No further action is required. |
| Bedroom 1 Note: Shown as Bedroom 4 on Construction Drawing 3 of 8 for Job No. 7588/14 | Plasterboard to the wall linings. Plasterboard to the ceiling lining with cove profile plaster cornices. Note: not associated with the proposed Contract works. | No action is required. |
| Bedroom 2 Note: Shown as Bedroom 5 on Construction Drawing 3 of 8 for Job No. 7588/14 | Plasterboard to the wall linings. Plasterboard to the ceiling lining with cove profile plaster cornices. Note: <i>common</i> internal wall with linen cupboard to be demolished and surfaces made good as part of the proposed Contract works. | Appropriate dust suppression measures to be provided. No further action is required. |
| Bedroom 3 Note: Shown as Stair room on Construction Drawing 3 of 8 for Job No. 7588/14 | Plasterboard to the wall linings. Plasterboard to the ceiling lining with cove profile plaster cornices. Note: <i>common</i> internal wall with Hallway and linen cupboard to be demolished; ceiling frame to be adjusted to accommodate staircase; new door opening created in <i>common</i> wall with Garage; and surfaces made good as part of the proposed Contract works. | Appropriate dust suppression measures to be provided. No further action is required. |
| Separate WC | Probable fibre-cement [FC] wet area board to the wall linings with skirting tiles. Plasterboard to the ceiling lining with cove profile plaster cornices. Note: not associated with the proposed Contract works. | No action is required. |

| Area Assessed | Description and Comment | Assessment / Action |
|---|---|--|
| Bathroom | <p>Probable fibre-cement [FC] wet area board to the wall linings with wall tiles from floor to ceiling level.</p> <p>Plasterboard to the ceiling lining with cove profile plaster cornices.</p> <p>Note: not associated with the proposed Contract works.</p> | No action is required. |
| Garage | <p>Combination of brickwork and plasterboard to the wall linings.</p> <p>Plasterboard to the ceiling lining with cove profile plaster cornices.</p> <p>Note: new door opening created in <i>common</i> wall with Bedroom 3; and 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> |
| Painting - general | <p>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>Engineered timber roof structure and ceiling frame.</p> <p>Note 1: approximately 80% of the roof structure to be removed to accommodate first floor frame 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>Flexible air conditioning duct work noted</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 first floor addition.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |
| Electrical Meter Board | <p>Located on the northern external wall of the Lounge room.</p> <p>Note: to be retained in current position as part of the proposed Contract works.</p> | No action is required. |
| Garden Shed | <p>Freestanding lightweight metal structure on a concrete floor slab.</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. | | 0.0m² |

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 PENRITH CITY Council and the Principal Certifying Authority (PCA) if PENRITH 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.

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 | |
|-----|---|----------|--|------------------|--|------|--|

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: 14th November 2014