
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. B. & Mrs. C. Loneragan
Location: 29 Glover Street, North Willoughby

Plans for Job No: 7629/14

Revision No: E Dated: 20-03-15

Council area: WILLOUGHBY CITY

Date of assessment: 27th March 2015

Our reference: HM03830315

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:	Original residence is approximately circa 1930 -1940. Rear additions and internal renovations are circa 2012
Type of construction:	Original residence is freestanding single storey full brick / brick cavity construction on a combination of sandstone block footings with internal brick piers supporting the suspended timber floor system. The rear additions are timber framed and clad construction on a combination of concrete strip footings and with brick piers supporting a suspended timber floor system.
External cladding:	Clay masonry brick work to the original residence. Proprietary timber weatherboards to the rear additions.
Roof:	Traditional cut and pitched hipped and valley roof with front gables and terra cotta tiles to the original residence. Flat roof structure to the rear additions with pre-finished corrugated 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	✓
-------------------	---	----------	---	---------------	---	-------------	---	----------	---	---------	---

3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space	No access <i>is readily available</i> Note: no work is proposed in this area	Not action is required.
Exterior		
Cladding	Clay masonry brick work with a surface coated finish to the original residence. Note: not associated with the proposed Contract works.	Not action is required.
	Proprietary timber weatherboards to the rear additions. Note: not associated with the proposed Contract works.	Not action is required.
	Possible asbestos cement [ACM] cladding with timber cover battens to the front gables. Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the possible ACM gable cladding from damage during the course of the works.
Eave soffit lining	Nil eave soffit to the original roof structure. Note: not associated with the proposed Contract works.	Not action is required.
	Possible fibre-cement [FC] soffit to the front gables. Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the FC gable soffit linings from damage during the course of the works.
	Probable fibre-cement [FC] sheet to the rear additions Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the FC soffit linings from damage during the course of the works.
Roofing	Terra cotta tiles to the pitched roof of original residence. Note: approximately 75% 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.
	Pre-finished corrugated profile sheet metal roofing to the rear additions. Note: not associated with the proposed Contract works.	Not action is required.
Front porch	Possible asbestos cement [ACM] sheet to the soffit lining. Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the possible ACM soffit lining from damage during the course of the works.

Area Assessed	Description and Comment	Assessment / Action
Eastern deck	Timber bearer and joist structure with suspended timber decking. Note: not associated with the proposed Contract works.	Not action is required.
Storeroom to eastern deck	Timber framed and clad construction with a pitched roof and pre-finished corrugated profile sheet metal roofing. Note: not associated with the proposed Contract works.	Not action is required.
Northern deck	Attached metal framed structure with timber bearer and joist and suspended timber decking. Note: not associated with the proposed Contract works.	Not action is required.
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. Decorative fibrous plaster ceiling with decorative profile plaster cornice. Note: not associated with the proposed Contract works.	Not action is required.
Hallway	Plasterboard over the original cement render to the brick walls. Plasterboard ceiling with square set ceiling wall junction. Note: existing door to Bedroom 3 to be removed and replace with cavity sliding door 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.
Bedroom 1	Painted cement render to the brick walls. Decorative fibrous plaster ceiling with decorative profile plaster cornice. Note: not associated with the proposed Contract works.	Not action is required.
WIR Note: attic access ladder	Combination of painted cement render to the brick walls and with plasterboard to the framed wall. Plasterboard ceiling with square set ceiling wall junction. Note: not associated with the proposed Contract works.	Not action is required.

Area Assessed	Description and Comment	Assessment / Action
Ensuite	<p>Combination of cement render to the brick walls and probable fibre-cement [FC] wet area board to the framed wall with wall tiles from floor to ceiling level.</p> <p>Plasterboard ceiling with square set ceiling wall junction.</p> <p>Note: not associated with the proposed Contract works.</p>	Not action is required.
Sunroom	<p>Plasterboard over the original cement render to the brick walls.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	Not action is required.
Bedroom 2	<p>Plasterboard over the original cement render to the brick walls.</p> <p>Decorative fibrous plaster ceiling with decorative profile plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	Not action is required.
Bathroom	<p>Wall tiles from floor to ceiling level.</p> <p>Plasterboard ceiling with square set ceiling wall junction.</p> <p>Note: not associated with the proposed Contract works.</p>	Not action is required.
Bedroom 3 Note: Shown as Stair Hall on Construction Drawing 3 of 8 for Job No. 7629/14	<p>Plasterboard over the original cement render to the brick walls.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p>Note: existing door to Hallway to be removed and replace with cavity sliding door; ceiling frame to be adjusted to accommodate internal staircase; 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>
Living / Dining / Kitchen Note: open plan layout	<p>Plasterboard to the wall linings.</p> <p>Plasterboard ceiling lining with square set wall / ceiling junction.</p> <p>Note: not associated with the proposed Contract works.</p>	Not action is required.
Play room	<p>Plasterboard to the wall linings.</p> <p>Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	Not action is required.

Area Assessed	Description and Comment	Assessment / Action
Study	Plasterboard to the wall linings. Plasterboard ceiling lining with 'shadow line' finish to wall / ceiling junction. Note: not associated with the proposed Contract works.	Not action is required.
Laundry	Probable fibre-cement [FC] wet area board to the wall linings. Plasterboard ceiling lining with 'shadow line' finish to wall / ceiling junction. Note: not associated with the proposed Contract works.	Not action is required.
Painting - general	Acrylic based surface coating to ceilings, walls, doors, window reveals and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Pitched Roof Cavity	Traditional cut and pitched timber roof structure and ceiling frame. Note 1: approximately 75% of the roof structure to be removed to accommodate first floor addition as part of the proposed Contract works. Synthetic mineral fibre [SMF] batt insulation overall the roof space. Note 2: insulation to be retained as part of the proposed Contract works. Sarking provided to the underside of the roofing tiles over attic room only - no sarking to the remainder of the roof area. Minimal ceiling dust was noted.	In our opinion the air quality will not be generally affected during the course of the construction of the new upper floor frame. Remove and dispose of the foil sarking in a manner approved by NSW OEH and Willoughby City Council. Appropriate dust suppression measures to be provided. No further action is required.
Attic room	Plasterboard lining to underside of rafters. Sheet particleboard flooring to top of ceiling joists. Note: to be demolished as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Flat Roof Cavity	Inspection of the roof cavity was not carried out due to the method of construction. Possible foil back sarking / insulation to underside of sheet metal roofing. Note: not associated with the proposed Contract works	No action is required.
Electrical Meter Board	Located on western external wall of Bedroom 1. Note: to be retained in current position as part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Carport	Freestanding timber framed structure with a gable ended roof and pre-finished sheet metal roofing. Probable fibre-cement sheet to the soffit lining and gable ends. Note: not associated with the proposed Contract works.	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 WILLOUGHBY CITY Council and the Principal Certifying Authority (PCA) if WILLOUGHBY 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.

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 WILLOUGHBY CITY Council.

4. AREAS NOT ASSESSED

All areas associated with the proposed building works were able to be assessed.

5. UNDETECTED HAZARDOUS MATERIALS

Due to the level of accessibility including the presence of obstructions the overall degree of risk of **undetected** hazardous materials is considered as far as *reasonably practicable* to be:

Low	✓	Moderate		Moderate to High		High	
-----	---	----------	--	------------------	--	------	--

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: 28th March 2015