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## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

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

**Job details:** Owner/s: Mr. C. & Mrs. M. Bowes  
Location: 81 Glenayr Avenue, North Bondi

Plans for Job No: 7561/14      Revision No: E      Dated: 08-08-14

**Council area:** WAVERLEY

**Date of assessment:** 21<sup>st</sup> August 2014

**Our reference:** HM03270814

**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 [OEHS] Regulations.



**Front eastern elevation of the residence**

## 1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

<b>Estimated age:</b>	Original residence is circa 1910 -1920. Internal renovations and rear additions including garage are circa 1970 -1980
<b>Type of construction:</b>	Freestanding single storey full brick / brick cavity construction with a suspended timber floor system to the original residence and concrete slab on ground to rear additions.
<b>External cladding:</b>	Clay masonry brickwork
<b>Roof:</b>	Traditional cut and pitched hipped and valley roof with front gables

**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
<b>Under Floor Space</b> <b>Note:</b> internal access in Bedroom 3	Mainly dry sandy loam - some evidence of dampness [ground water seepage] noted. No evidence of hazardous materials was observed. <b>Note:</b> no work is proposed in this area	No action is required.
<b>Exterior</b>		
Cladding	Surface coated clay masonry brickwork <b>Note:</b> rear wall to be demolished for additions across the rear as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Possible asbestos cement [ACM] to front gables. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the retained gable cladding from damage during the course of the works.
	Timber shingles to upper front gable. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Eave soffit lining	Timber lining boards to top of exposed rafters. <b>Note:</b> rear section of roof to be demolished for additions across the rear as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Roofing	Terra cotta roofing tiles to the pitched roof <b>Note:</b> approximately 20% of original roof structure to be adjusted for rear additions as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Sheet metal roofing to the skillion roof across the rear of the Sunroom <b>Note:</b> roof structure demolished for rear additions as part of the proposed Contract works.	
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.

Area Assessed	Description and Comment	Assessment / Action
<b>Interior</b>		
<b>Note:</b> a second floor system is installed over original floor system to Bedrooms 1, 2 and 3, Lounge room and Hallway		
Entry / Porch	<p>Combination of plasterboard and painted cement render to the walls.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p><b>Note:</b> existing floor tiles to be stripped up and replaced 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>Front Sunroom</p> <p><b>Note:</b> Shown as Ensuite on Construction Drawing 3 of 8 for Job No. 7561/14</p>	<p>Combination of plasterboard and painted cement render to the walls.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p><b>Note:</b> room to be completely renovated; openings in external walls to be bricked up to create new 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>
Bedroom 1	<p>Painted cement render to the walls.</p> <p>Decorative fibrous plaster ceiling and ornate profile plaster cornices.</p> <p><b>Note:</b> existing door opening with Lounge room to be bricked up 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 2	<p>Painted cement render to the walls.</p> <p>Decorative fibrous plaster ceiling and ornate profile plaster cornices.</p> <p><b>Note:</b> not 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 fibrous plaster ceiling and ornate profile plaster cornices.</p> <p><b>Note:</b> not part of the proposed Contract works.</p>	No action is required.
Bathroom	<p>Cement render to the walls with wall tiles from floor to ceiling level.</p> <p>Decorative fibrous plaster ceiling and ornate profile plaster cornices.</p> <p><b>Note:</b> not part of the proposed Contract works.</p>	No action is required.
Bedroom 3	<p>Painted cement render to the walls.</p> <p>Decorative fibrous plaster ceiling and ornate profile plaster cornices.</p> <p><b>Note:</b> not part of the proposed Contract works.</p>	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Lounge room	<p>Painted cement render to the walls. Decorative fibrous plaster ceiling and ornate profile plaster cornices.</p> <p><b>Note:</b> existing door opening with Bedroom 1 to be bricked up 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 room <b>Note:</b> skylight	<p>Painted cement render to the walls. Fibrous plaster ceiling and ornate profile plaster cornices.</p> <p><b>Note:</b> to be completely demolished and external walls extended to form new Dining room; and floor raised as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Kitchen <b>Note:</b> skylight	<p>Painted cement render to the walls. Decorative fibrous plaster ceiling and ornate profile plaster cornices.</p> <p><b>Note:</b> to be completely demolished and external walls extended to form new Kitchen / Dining room, new pantry and Laundry; and floor raised as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Rear Sunroom <b>Note:</b> raked ceiling	<p>Painted cement render to the walls. Plaster ceiling and cove profile plaster cornices.</p> <p><b>Note:</b> to be completely demolished and external walls extended to form new Dining room; and floor to be raised as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Separate WC	<p>Painted cement render to the walls above wall tiles to 2.0m. Fibrous plaster ceiling and timber mould cornices.</p> <p><b>Note:</b> to be completely demolished and external walls extended to form new Dining room; and floor raised as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Laundry <b>Note:</b> roof space access	<p>Painted cement render to the walls above wall tiles to 2.0m. Possible asbestos cement [ACM] ceiling with timber cover battens and cove profile plaster cornice.</p> <p><b>Note:</b> to be completely demolished and external walls extended to form new Dining room; and floor raised as part of the proposed Contract works.</p>	<p><b>5.0m<sup>2</sup></b></p> <p>Remove and dispose of the ACM ceiling lining in a manner approved by NSW OEH and Waverley 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>

Area Assessed	Description and Comment	Assessment / Action
Painting - general	Combination of oil based and acrylic based surface coating to ceilings, walls, doors, windows and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
<b>Pitched Roof Cavity</b>	Traditional cut and pitched timber roof structure and ceiling frame. <b>Note:</b> approximately 20% of the roof structure to be removed to accommodate rear addition as part of the proposed Contract works. No sarking to the underside of the concrete roofing tiles. Minimal ceiling dust was noted.	In our opinion the air quality will not be generally affected during the course of the construction of the rear brick veneer addition. Appropriate dust suppression measures to be provided. No further action is required.
<b>Skillion Roof Cavity</b>	Inspection of the roof cavity over the rear Sunroom was not carried out due to the method of construction. <b>Note</b> roof structure to be removed to accommodate new brick veneer addition as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
<b>Electrical Meter Board</b>	Located on the internal wall of the front entry / porch. <b>Note:</b> to be retained in current position as part of the proposed Contract works.	No action is required.
<b>Garage</b>	Partially attached full brick structure with an engineered timber trussed roof and terra cotta roofing tiles. Possible asbestos cement [ACM] sheet cladding to front elevation gable end. <b>Note:</b> Garage structure and concrete slab to be completely demolished as part of the proposed Contract works,	<b>4.0m<sup>2</sup></b> Remove and dispose of the ACM cladding in a manner approved by NSW OEH and Waverley 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.
<b>Carport</b>	Freestanding lightweight metal structure with a flat roof and sheet metal roofing. <b>Note:</b> not associated with the proposed Contract works.	No 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>9.0m<sup>2</sup></b>

## **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 WAVERLEY Council and the Principal Certifying Authority (PCA) if WAVERLEY 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 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 *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.
- The person with Management Control of the workplace and the licensed Asbestos Removalist must, so far as *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 *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 *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 *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 *reasonably practicable* the generation of airborne asbestos dust and fibres [ACD]. Prevent and or contain excess run off water.
- Where *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 *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 *reasonably practicable*, at a licensed asbestos disposal site and in a manner approved by WorkCover NSW, NSW Office of Environment and Heritage [OEH] or WAVERLEY 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 *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 WAVERLEY Council.

## **4. AREAS NOT ASSESSED**

With the exception of the rear skillion roof section, 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

A handwritten signature in black ink, appearing to read 'John Spindler', is written over a light grey rectangular background.

**John Spindler**

**Date of Issue:** 22<sup>nd</sup> August 2014