

---

## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

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

**Job details:** Owner: Mr. S. Carson  
Location: 99 Ruthven Street, Bondi Junction

**Plans for Job No:** 7663/15

**Revision No:** D

**Dated:** 08-07-15

**Council area:** WAVERLEY

**Date of assessment:** 24<sup>th</sup> July 2015

**Our reference:** HM04100715

**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 1900 – 1910. Rear additions are circa 1970. Internal refurbishment of the residence including replacement of the timber floor system are circa 2011.
<b>Type of construction:</b>	Freestanding single storey full brick / brick cavity construction on sandstone brick footings and brick internal piers supporting a suspended timber floor system. Rear addition is full brick / brick cavity construction with a concrete floor slab.
<b>External cladding:</b>	Clay masonry brickwork
<b>Roof:</b>	Original roof is a traditional cut and pitched hipped and valley roof structure with corrugated profile sheet metal roofing. Rear addition is a skillion roof with 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	N/A
-------------------	---	----------	---	---------------	---	-------------	---	----------	---	---------	-----

### 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	Areas of dampness [groundwater seepage] noted. No hazardous materials were observed. <b>Note 1:</b> no work is proposed in the under floor space as part of the proposed Contract works. <b>Note 2:</b> original bearers and floor joists were replaced in 2011	No action is required.
<b>Exterior</b>		
Cladding	Clay masonry brickwork <b>Note:</b> sliding door and window opening to the existing Dining room and Kitchen to be adjusted as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Eave soffit lining	Nil eaves to the original residence or to the rear addition. <b>Note:</b> roof structure to be demolished to accommodate first floor addition as part of the proposed Contract works.	No action is required.
Roofing	Corrugated profile sheet metal roofing to the original pitched roof structure <b>Note:</b> roof structure to be demolished to accommodate first floor addition as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Corrugated profile sheet metal roofing to the rear skillion roof addition. <b>Note:</b> roof structure over Kitchen / Dining to be demolished 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 verandah	Exposed corrugated profile sheet metal roofing to the verandah soffit. Note: existing roofing to be removed and replaced including with 55mm insulation blanket under the roofing sheets.	Appropriate dust suppression measures to be provided. No further action is required.
Rear pergola	Attached timber framed structure with a flat roof and corrugated profile opaque acrylic sheet roofing.	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to cement rendered walls, timber windows, 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>		
Entry	Painted cement render to the walls. Plasterboard ceiling lining with cove profile plaster cornice.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 1 <b>Note 1:</b> underfloor access <b>Note 2:</b> Shown as Living room on Construction Drawing 3 of 8 for Job No. 7663/15	Painted cement render to the walls. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> existing door opening to the Entry to be removed and opening widened and squared up; <i>common</i> internal wall with Bedroom 3 to be demolished; existing ceiling lining 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.
Bedroom 2 <b>Note 1:</b> roof space access <b>Note 2:</b> Shown as Rumpus room on Construction Drawing 3 of 8 for Job No. 7663/15	Painted cement render to the walls. Fibrous plaster ceiling lining with timber cover battens. <b>Note:</b> existing door opening to the Entry to be bricked up; new double door opening to be created in <i>common</i> internal wall with Family room; roof access to be removed and ceiling patched; 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 3 <b>Note:</b> Shown as Living room on Construction Drawing 3 of 8 for Job No. 7663/15	Painted cement render to the walls. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> existing door opening to the Family room to be removed and opening widened and squared up; <i>common</i> internal wall with Bedroom 1 to be demolished; existing ceiling lining 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.
Family room <b>Note:</b> skylight	Painted cement render to the walls. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> existing door opening to the Bedroom 3 to be removed and opening widened and squared up; new double door opening to be created in <i>common</i> internal wall with Bedroom 2; existing door opening with Entry to be enlarged; ceiling frame adjusted to accommodate internal staircase; skylight to be removed; existing ceiling lining 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
Kitchen <b>Note 1:</b> skylight <b>Note 2:</b> raked ceiling	Painted cement render to the walls. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> skylight to be removed; existing ceiling lining and cornice to be removed and replaced; existing window in southern 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.
Dining room <b>Note:</b> raked ceiling	Painted cement render to the walls. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> existing ceiling lining and cornice to be removed and replaced; existing window in southern wall to be removed and replaced; existing aluminium sliding door in rear 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.
Bathroom / Laundry	Painted cement render to the walls with wall tiles from floor to ceiling level to shower area. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to walls, doors, timber 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 1:</b> 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. <b>Note 2:</b> insulation to be retained as part of the proposed Contract works. 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 first floor addition. Appropriate dust suppression measures to be provided. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
<b>Skillion Roof Cavity</b>	<p>Inspection of the roof cavity was not carried out due to the method of construction.</p> <p><b>Note 1:</b> roof structure over the Kitchen / Dining room to be removed to accommodate first floor addition as part of the proposed Contract works.</p> <p><b>Note 2:</b> possible foil backed sarking / insulation to the underside of the sheet metal roofing.</p>	<p>Remove and dispose of the foil backed sarking / insulation in a manner approved by NSW OEH and Waverley Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
<b>Electrical Meter Board</b>	<p>Located on front eastern wall of the front verandah.</p> <p>In our opinion the existing meter board complies with current industry and Supply Authority requirements.</p> <p><b>Note 1:</b> meter board to be retained in current position as part of the proposed Contract works.</p> <p><b>Note 2:</b> POA to be retained in current position as part of the proposed Contract works.</p>	No action is required.
<b>Shed</b>	<p>Attached brick structure with a flat roof and corrugated profile sheet metal roofing.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
<b>Approximate area of materials “that may” contain asbestos [ACM] to be removed as part of the proposed Contract works.</b>		<b>0.0m<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.

#### **Safe Work Method Statement – Removal and Disposal of Synthetic Mineral Fibre Insulation**

All Contractors [PCBU’s] and ‘workers’ involved in the removal of suspected synthetic mineral fibre [SMF] insulation are to follow the following procedures in order to minimise as far as is *reasonably practicable* health risks from synthetic mineral fibre [SMF] insulation. 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 removing synthetic mineral fibre [SMF] insulation 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 far as is *reasonably practicable*.
- Any openings between living areas are to be sealed prior to the commencement of any removal work of synthetic mineral fibre [SMF] insulation to prevent as far as is *reasonably practicable*, dust and fibres entering the retained living areas.
- Use approved vacuum cleaning equipment that 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 synthetic mineral fibres [SMF] while it is being removed. **Do not use** household vacuum cleaners even if the unit has a HEPA filter.
- Dispose of the synthetic mineral fibre [SMF] insulation in sealed approved plastic bags which are clearly labelled.
- All synthetic mineral fibre [SMF] insulation or other contaminants is to be disposed of as far as is *reasonably practicable*, in a manner, and at a site, approved by WorkCover NSW, NSW Office of Environment and Heritage [OEH], appropriate licensed disposal Authority 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 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 Waverley Council.

#### 4. **AREAS NOT ASSESSED**

Inspection of the skillion roof cavity was not carried out due to the method of construction, all other 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	
-----	--	----------	---	------------------	--	------	--

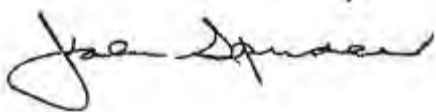
#### **CONFIRMATION**

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:** 24<sup>th</sup> July 2015