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## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

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

**Job details:** Owner/s: Mr. K. Little & Ms. L. McCarron  
Location: 17 Talbot Street, Riverwood NSW

Plans for Job No: 7590/14      Revision No: D      Dated: 24-11-14

**Council area:** HURSTVILLE

**Date of assessment:** 27<sup>th</sup> November 2014

**Our reference:** HM03551114

**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 eastern elevation of the residence

## 1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Original residence is approximately circa 1950 -1955. Rear additions are approximately circa 2006
Type of construction:	Freestanding single storey timber framed and clad residence on a combination of strip concrete footings and brick piers with a suspended timber floor system.
External cladding:	Fibre-cement sheet with an applied texture coat finish.
Roof:	Traditional cut and pitched hipped and valley structure with terra cotta roofing tiles. Rear addition is a flat roof with proprietary metal sandwich polystyrene roofing system.

**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>	Mainly dry with areas of dampness [groundwater seepage] noted. No evidence of hazardous materials was observed. <b>Note:</b> no work is proposed in the underfloor area as part of the proposed Contract works.	No action is required.
<b>Exterior</b>		
Cladding	Probable fibre-cement [FC] 'blue board' with an applied texture coat finish. <b>Note:</b> not part of the proposed Contract works.	All necessary precautions are to be taken to protect the wall cladding from damage during the course of the proposed Contract works. Appropriate dust suppression measures to be provided. No further action is required.
Eave soffit lining	Proprietary pre-finished metal panel soffit lining to the original pitched roof. <b>Note:</b> partial eaves to be removed at front porch, remaining soffit lining to be retained as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Probable fibre-cement [FC] sheet to the rear addition eave soffits. <b>Note:</b> partial eaves to be removed to accommodate upper floor frame as part of the proposed Contract works	Remove and dispose of the FC soffit lining in a manner approved by WorkCover NSW, NSW OEH and Hurstville Council. Appropriate dust suppression measures to be provided. No further action is required.
Roofing	Terra cotta tiles to the original pitched roof <b>Note:</b> solar panels noted on rear western elevation roof surface. <b>Note:</b> approximately 75% of the roof structure to be demolished to accommodate first floor addition; partial roof at front entry porch to be re-pitched as part of the proposed Contract works	Appropriate dust suppression measures to be provided. No further action is required.
	Proprietary metal sandwich polystyrene roofing system to the flat roof of the rear addition. <b>Note:</b> roof structure to be adjusted to accommodate proposed internal stairs and first floor frame as part of the proposed Contract works.	Remove and dispose of the polystyrene in a manner approved by WorkCover NSW, NSW OEH and Hurstville Council. Appropriate dust suppression measures to be provided. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
Front porch awning	Proprietary pre-finished deep profile sheet metal roofing to the porch soffit. <b>Note:</b> awning structure to be removed to accommodate proposed new front entry as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Rear deck	Attached timber framed structure with proprietary pre-finished metal panel flat roof structure. Treated pine handrails, lattice and steps. <b>Note:</b> not part of the proposed Contract works.	Protect the proprietary metal sandwich polystyrene roofing system from damage during the course of the proposed Contract works.
Painting - general	Combination of oil based and acrylic based surface coating to the wall cladding, timber windows, eaves, fascia, barges and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
<b>Interior</b>		
Entry / Hallway	Fibrous plaster / plasterboard wall lining. Fibrous plaster / plasterboard ceiling lining with decorative profile plaster cornice. <b>Note:</b> not part of the proposed Contract works.	No action is required.
Hallway 2 <b>Note 1:</b> skylight <b>Note 2:</b> roof space access	Fibrous plaster / plasterboard wall lining. Fibrous plaster / plasterboard ceiling lining with decorative profile plaster cornice. <b>Note:</b> skylight to be removed and ceiling patched as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Linen	Fibrous plaster / plasterboard wall lining. Fibrous plaster / plasterboard ceiling lining. <b>Note:</b> not part of the proposed Contract works.	No action is required.
Bedroom 1	Fibrous plaster / plasterboard wall lining. Fibrous plaster / plasterboard ceiling lining with wide decorative profile plaster cornice. <b>Note:</b> not part of the proposed Contract works.	No action is required.
Bathroom <b>Note:</b> completely refurbished 2012	Probable fibre-cement [FC] wet are board wall linings with wall tiles from floor to ceiling level. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> not part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Bedroom 2	Fibrous plaster / plasterboard wall lining. Fibrous plaster / plasterboard ceiling lining with wide profile plaster cornice. <b>Note:</b> not part of the proposed Contract works.	No action is required.
Shower / Ensuite <b>Note:</b> completed in 2006	Probable fibre-cement [FC] wet area board wall linings with wall tiles to 2.1m. Proprietary metal sandwich polystyrene panels to the ceiling. <b>Note:</b> not part of the proposed Contract works.	No action is required.
Dining room	Fibrous plaster / plasterboard wall lining. Fibrous plaster / plasterboard ceiling lining with decorative profile plaster cornice. <b>Note:</b> not part of the proposed Contract works.	No action is required.
Lounge room <b>Note:</b> fireplace	Fibrous plaster / plasterboard wall lining. Fibrous plaster / plasterboard ceiling lining with decorative profile plaster cornice. <b>Note:</b> not part of the proposed Contract works.	No action is required.
Kitchen <b>Note:</b> solar tube	Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> solar tube to be removed and ceiling patch repaired as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Family room	Plasterboard wall linings. Proprietary metal sandwich polystyrene panels to the ceiling. <b>Note 1:</b> ceiling / roof panels to be adjusted to accommodate proposed internal stairs as part of the proposed Contract works.	Remove and dispose of the polystyrene panels in a manner approved by WorkCover NSW, NSW OEH and Hurstville Council. Appropriate dust suppression measures to be provided. No further action is required.
External Laundry	Probable fibre-cement [FC] wet area board wall linings with skirting. Proprietary metal sandwich polystyrene panels to the ceiling. <b>Note:</b> not part of the proposed Contract works.	No action is required.
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.

Area Assessed	Description and Comment	Assessment / Action
<b>Pitched Roof Cavity</b>	Traditional cut and pitched timber roof structure and ceiling frame. <b>Note 1:</b> approximately 75% of the roof structure to be demolished 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. Appropriate dust suppression measures to be provided.
	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.	No further action is required.
	Disused gravity feed hot water unit located with ceiling space to be removed as part of the proposed Contract works. <b>Note 3:</b> possible asbestos [ACM] used to insulate the holding tank.	Remove and dispose of the unit in a manner approved by WorkCover NSW, NSW OEH and Hurstville Council. See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM]. No further action is required.
<b>Skillion [flat] Roof Cavity</b>	Inspection of the roof cavity over the rear addition was not carried out due to the method of construction. <b>Note 1:</b> roof structure to be adjusted to accommodate proposed internal stairs and first floor frame 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 external southern wall of front Bedroom 1. <b>Note:</b> to be retained in current position as part of the proposed Contract works.	No action is required.
<b>Carport</b>	Freestanding lightweight metal and timber structure with a flat roof and corrugated profile sheet metal roofing. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
<b>Garage</b>	Freestanding timber framed and clad structure on a concrete floor slab with a pitched gable roof and probable corrugated profile asbestos cement [ACM] roofing. Wall cladding is proprietary metal weatherboards over the original flat Asbestos cement [ACM] sheet. <b>Note:</b> not associated with the proposed Contract works.	All necessary precautions are to be taken to protect the ACM roof sheeting and wall cladding from damage during the course of the proposed Contract works

Area Assessed	Description and Comment	Assessment / Action
<b>Shed</b>	<p>Attached timber framed and clad structure on a concrete floor slab with a skillion roof and probable corrugated profile asbestos cement [ACM] roofing.</p> <p>Wall cladding is proprietary metal weatherboards over the original flat Asbestos cement [ACM] sheet.</p> <p><b>Note 1:</b> attached to the rear of the Garage.</p> <p><b>Note 2:</b> not associated with the proposed Contract works.</p>	All necessary precautions are to be taken to protect the ACM roof sheeting and wall cladding from damage during the course of the proposed Contract works
<b>Approximate area of materials “<i>that may</i>” 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 [OEHS] Regulations and Guidelines

A Demolition Work Plan must be submitted to HURSTVILLE Council and the Principal Certifying Authority (PCA) if HURSTVILLE 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.
- 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 HURSTVILLE 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 HURSTVILLE Council.

#### 4. AREAS NOT ASSESSED

With the exception of the flat roof over the rear Family room 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	
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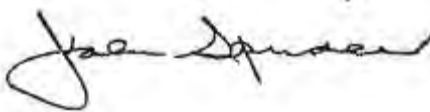
#### CERTIFICATION

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



**John Spindler**

**Date of Issue:** 27<sup>th</sup> November 2014