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## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

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

**Job details:** Owner/s: Mr. F. Rashid & Ms. S. Saarela  
Location: 33A Murray Street, Bronte

Plans for Job No: 7571/14      Revision No: E      Dated: 29-09-14

**Council area:** WAVERLEY

**Date of assessment:** 8<sup>th</sup> October 2014

**Our reference:** HM03380914

**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 northern elevation of the residence**

## 1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

<b>Estimated age:</b>	Original residence circa 1920 -1930. Rear additions approximately circa 1985-1990
<b>Type of construction:</b>	Freestanding double storey full brick / brick cavity residence.
<b>External cladding:</b>	Clay masonry brickwork
<b>Roof:</b>	Original roof is a traditional cut and pitched hipped and valley structure with front gables and terra cotta roofing tiles. 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	
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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	N/A	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>	No access is available. <b>Note:</b> no work is proposed in this area.	No action is required.
<b>Exterior</b>		
Cladding	Clay masonry brickwork to original residence.	Appropriate dust suppression measures to be provided. No further action is required.
	Probable fibre-cement [FC] weatherboard cladding to framed wall of rear addition. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the weatherboards from damage during the course of the works.
	Possible asbestos cement [ACM] to front gables with timber cover battens. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the gable end cladding from damage during the course of the works.
Eave soffit lining	Nil eaves to original pitched roof structure	No action is required.
	Possible asbestos cement [ACM] sheet to front gable soffit lining. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the gable soffit from damage during the course of the works.
	Probable fibre-cement [FC] sheet to rear elevation eave of addition. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the eave lining from damage during the course of the works.
Roofing	Terra cotta tiles to the original roof structure. <b>Note:</b> approximately 90% the roof structure to be removed to accommodate upper floor frame 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 skillion roof of the rear addition. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Front porch	Possible asbestos cement [ACM] sheet with timber cover battens to the soffit lining. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the Porch soffit from damage during the course of the works.
Rear deck	Timber framed structure including decking balustrade and steps. Treated pine lattice privacy wall. <b>Note:</b> not associated with the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Under cover area below rear deck	Exposed sheet particleboard flooring to soffit under Living / Dining room area. <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, timber windows, eaves, bargeboards and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
<b>Interior Ground Floor Level</b>		
Entry/ Hallway	Painted cement render to the walls. Decorative fibrous plaster ceiling with decorative profile plaster cornices. <b>Note:</b> not part of the proposed Contract works.	No action is required.
Bedroom 1 <b>Note:</b> Shown as Bedroom 3 on Construction Drawing 3 of 8 for Job No. 7571/14	Painted cement render to the walls. Decorative fibrous plaster ceiling with wide decorative profile plaster cornices. <b>Note:</b> not part of the proposed Contract works.	No action is required.
Bedroom 2 <b>Note:</b> Shown as Bedroom 4 on Construction Drawing 3 of 8 for Job No. 7571/14	Painted cement render to the walls. Decorative fibrous plaster ceiling with decorative profile plaster cornices. <b>Note:</b> ceiling frame to be adjusted and bulk head formed for internal stairs as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Stairwell / Lobby <b>Note:</b> sky light	Painted cement render to the walls. Plasterboard lining to dwarf wall to stairwell. Plasterboard ceiling with cove profile plaster cornices. <b>Note:</b> skylight to be removed; dwarf wall to existing stairs to be demolished; ceiling frame to be adjusted and bulk head formed for internal stairs as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bathroom <b>Note:</b> roof space access	Painted cement render to the walls above wall tiles to 2.1m. Plasterboard ceiling with cove profile plaster cornices. <b>Note:</b> not part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Kitchen <b>Note:</b> sky light	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. <b>Note:</b> existing range hood flue to be removed/ relocated and ceiling repaired as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Living / Dining room <b>Note:</b> raked ceiling	Combination of painted cement render and plasterboard to the walls. Plasterboard ceiling with cove profile plaster cornices. <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.
<b>Interior Basement Floor Level</b>		
Study / Stairwell	Painted cement render to the walls. Possible fibre-cement sheet with cover battens to the ceiling with 'scotia' profile timber mould cornices. <b>Note:</b> not part of the proposed Contract works.	All necessary steps are to be taken to protect the ceiling lining from damage during the course of the works.
Hallway	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. <b>Note:</b> not part of the proposed Contract works.	No action is required.
Bedroom 1 <b>Note:</b> Shown as Bedroom 5 on Construction Drawing 3 of 8 for Job No. 7571/14	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. <b>Note:</b> not part of the proposed Contract works.	No action is required.
Bedroom 2 <b>Note:</b> Shown as Bedroom 6 on Construction Drawing 3 of 8 for Job No. 7571/14	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. <b>Note:</b> not part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Family room	Combination of painted cement render and plywood panelling to the walls. Possible fibre-cement sheet to the ceiling with 'scotia' profile timber mould cornices. <b>Note:</b> not part of the proposed Contract works.	All necessary steps are to be taken to protect the ceiling lining from damage during the course of the works.
Bathroom / Laundry <b>Note:</b> totally renovated 2010	Ceramic wall tiles from floor to ceiling level. Plasterboard ceiling with square set wall / ceiling junction. <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.
<b>Pitched Roof Cavity</b>	Traditional cut and pitched timber roof structure and ceiling frame. <b>Note 1:</b> approximately 90% the roof structure to be removed to accommodate upper floor frame as part of the proposed Contract works. Synthetic mineral fibre [SMF] batt insulation noted 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 upper floor frame. Appropriate dust suppression measures to be provided. No further action is required.
<b>Skillion Roof Cavity</b>	Inspection of the roof cavity over the Living room and Dining room was not carried out due to the method of construction. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
<b>Electrical Meter Board</b>	Meter board is located on the external eastern wall of the Bedroom 1. <b>Note:</b> to be retained in current position as part of the proposed Contract works.	No action is required.
<b>Garage</b>	Freestanding full brick structure with a engineered timber trussed gable ended roof and corrugated profile sheet metal roofing. Treated pine timber lattice infill panels. Possible fibre-cement sheet cladding with cover battens to the gable ends. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the gable cladding from damage during the course of the works.
<b>Approximate area of materials "that may" contain asbestos</b>		<b>0.0m<sup>2</sup></b>

Area Assessed	Description and Comment	Assessment / Action
[ACM] to be removed as part of the proposed Contract works.		

### **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 [OEHL] 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**

With the exception of the rear skillion roof 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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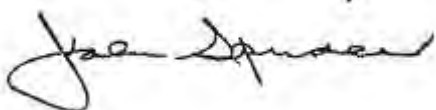
## CERTIFICATION

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:** 8<sup>th</sup> October 2014