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## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

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

**Job details:** Owner/s: Mr. M. & Mrs. S. Connolly  
Location: 75 Torrington Road, Maroubra NSW

Plans for Job No: 7549/14

Revision No: D Dated: 24-06-14

**Council area:** RANDWICK CITY

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

**Our reference:** HM03150714

**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 northeast elevation of the adjoining properties:  
No. 75 & No. 75A Torrington Road, Maroubra**

## 1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

<b>Estimated age:</b>	Original residence is approximately circa 1930 -1940. Rear addition is approximately circa 2000-2005.
<b>Type of construction:</b>	Semi detached single storey full brick / brick cavity construction on brick footings with a suspended timber floor system.
<b>External cladding:</b>	Clay masonry brickwork
<b>Roof:</b>	<i>Common</i> traditional cut and pitched hipped and valley structure with concrete roofing tiles

**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 Lounge room	Areas of dampness [groundwater seepage] noted. No evidence of hazardous materials was observed. <b>Note:</b> changes to plumbing and drainage proposed as part of the proposed Contract works.	No action is required.
<b>Exterior</b>		
Cladding	Surface coated clay masonry brickwork. <b>Note:</b> number of existing openings to be bricked up and new openings formed as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Eave lining	Probable asbestos cement [ACM] to original residence. <b>Note:</b> eaves to original pitched roof to be removed to accommodate upper floor frame as part of the proposed Contract works.	<b>10.5m<sup>2</sup></b> Remove and dispose of the probable asbestos cement [ACM] eave sheets in a manner approved by NSW OEH and Randwick City 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.
	Probable fibre cement [FC] sheet to rear addition eave. <b>Note:</b> eave to be removed to accommodate upper floor frame as part of the proposed Contract works.	Remove and dispose of the probable fibre cement [FC] eave sheets in a manner approved by NSW OEH and Randwick City 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.

Area Assessed	Description and Comment	Assessment / Action
Roofing	Concrete roofing tiles to pitched roof. <b>Note:</b> pitched 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.
	Pan profile sheet metal roofing to rear skillion addition. <b>Note:</b> roof structure to the addition 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.
Front porch	Probable asbestos cement [ACM] to soffit. <b>Note:</b> to be demolished and existing opening to be bricked up as part of the proposed Contract works.	<b>1.0m<sup>2</sup></b> Remove and dispose of the probable asbestos cement [ACM] soffit in a manner approved by NSW OEH and Randwick City 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.
Rear deck	Treated pine deck structure. <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 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.
<b>Interior</b>		
Entry	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. <b>Note:</b> existing entry opening to be bricked up; <i>common</i> internal brick walls with Bedroom 1 and Bathroom to be demolished to accommodate new WIR; ceiling replaced 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
Hallway	<p>Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice.</p> <p><b>Note:</b> existing door opening to Lounge room be bricked up; existing opening to Bedroom 2 to be bricked up and new opening created; <i>common</i> internal brick wall with Bathroom to be demolished; and ceiling replaced as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Sunroom	<p>Painted cement render to the walls. Fibrous plaster ceiling with wide profile plaster cornice.</p> <p><b>Note:</b> <i>common</i> internal brick wall with Bedroom 1 to be demolished; existing windows to be removed and replaced; floor to be raised to match main level; and ceiling replaced as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Bedroom 1	<p>Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice.</p> <p><b>Note:</b> <i>common</i> internal brick wall with Sunroom to be demolished; existing window to be removed and opening blocked up; and ceiling replaced as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Bathroom <b>Note 1:</b> roof space access <b>Note 2:</b> Shown as Ensuite / Laundry on Construction Drawing 3 of 8 for Job No. 7549/14	<p>Painted cement render to the walls above wall tiles to 1.8m. Fibrous plaster ceiling with wide profile plaster cornice.</p> <p><b>Note:</b> Bathroom to be completely demolished to form new Entry / Foyer; new stud wall to be constructed to form Ensuite, WIR and Laundry; existing windows to be removed and removed and replaced; and ceiling replaced as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Bedroom 2 <b>Note:</b> Shown as new front Entry and stair foyer on Construction Drawing 3 of 8 for Job No. 7549/14	<p>Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice.</p> <p><b>Note:</b> external brick wall to be demolished; floor frame to be cut back and timber frame constructed; and new concrete slab poured to form new Entry foyer and patio; new square opening to be cut into <i>common</i> internal brick wall with Lounge room as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Lounge room <b>Note:</b> Shown as Kitchen / Dining room on Construction Drawing 3 of 8 for Job No. 7549/14	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. <b>Note:</b> chimney and breast walls to external brick wall to be demolished; existing windows removed and new opening cut for new window; new square opening to be cut into <i>common</i> internal brick wall with Bedroom 2; <i>common</i> internal brick wall with Kitchen to be demolished; and ceiling replaced; as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Kitchen <b>Note:</b> Shown as Lounge on Construction Drawing 3 of 8 for Job No. 7549/14	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. <b>Note:</b> <i>common</i> internal brick walls with Lounge and Dining room to be demolished; existing built in fireplace to be removed; window in external wall to be removed and opening bricked up; and ceiling replaced as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Dining room <b>Note 1:</b> built in combustion fireplace <b>Note 2:</b> partial raked ceiling <b>Note 3:</b> Shown as Lounge on Construction Drawing 3 of 8 for Job No. 7549/14	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. <b>Note:</b> <i>common</i> internal brick wall with Kitchen to be demolished; existing built in fireplace to be removed; existing door / Window unit in rear wall be removed and replaced with new stacker door unit; window in north western wall to be removed and opening filled in; raked section of ceiling to be levelled to match main ceiling line and ceiling replaced; as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Painting - general	Combination of oil based and acrylic based surface coating to ceilings, walls, doors, windows, reveals 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>	<p>Traditional cut and pitched timber roof structure and ceiling frame.</p> <p><b>Note 1:</b> roof structure to be removed to accommodate upper floor addition as part of the proposed Contract works.</p> <p>Nil insulation noted the roof space.</p> <p>Nil Sarking noted to the underside of the concrete roofing tiles.</p> <p>Minimal ceiling dust was noted.</p> <p><b>Note 2:</b> <i>common</i> brick party wall with adjoining property, No. 75A is noted.</p>	<p>In our opinion the air quality will not be generally affected during the course of the construction of the new upper floor frame.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
<b>Skillion Roof Cavity</b>	<p>Inspection of the roof cavity over the rear Dining room was not carried out due to the method of construction.</p> <p><b>Note:</b> roof to be replaced to accommodate upper floor frame as part of the proposed Contract works.</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 the northern wall of the front porch.</p> <p>In our opinion the existing meter board complies with current industry and Supply Authority requirements.</p> <p><b>Note:</b> to be relocated as part of the proposed Contract works.</p>	No action is required.
<b>Garage</b>	<p><i>Common</i> full brick construction on concrete floor slab. Traditional cut and pitched hipped roof structure with concrete roofing tiles.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>	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>11.5m<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 RANDWICK CITY Council and the Principal Certifying Authority (PCA) if RANDWICK 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.

### **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.
- RANDWICK CITY Council Asbestos Policy as adopted 13 September 2005
- 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 RANDWICK CITY 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 RANDWICK CITY Council.

#### 4. AREAS NOT ASSESSED

With the exception of the rear section 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:**

21<sup>st</sup> July 2014