



**JONSPIN**

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## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

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

**Job details:** Owner/s: Mr. J. & Mrs. A. Strang  
Location: 44 Newcastle Street, Rose Bay NSW

Plans for Job No: 7605/14 Revision No: E Dated: 08-05-15

**Council area:** WOOLLARHA MUNICIPAL

**Date of assessment:** 21<sup>st</sup> May 2015

**Our reference:** HM03970515

**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 west elevation of the residence**

## 1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

<b>Estimated age:</b>	Original residence is approximately circa 1920 -1930- rear addition and internal renovations are approximately circa 1980 - 1990
<b>Type of construction:</b>	Freestanding single storey residence. The original residence is full brick / brick cavity construction on a combination of strip concrete and brick footings supporting a suspended timber floor system. The rear addition is timber framed construction on strip concrete footings with a suspended timber floor system.
<b>External cladding:</b>	Clay masonry brickwork to the original residence. Timber weatherboards to the rear additions.
<b>Roof:</b>	Traditional cut and pitched timber hipped and valley with gables and concrete roofing tiles. Rear additions are a skillion / flat roof structure with pan 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	×	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 <i>readily available</i> access is provided. <b>Note:</b> adjustments to plumbing and drainage to existing Bathroom, WC, Kitchen and Laundry and provision of new for proposed Bathroom, WC, Kitchen and Laundry is proposed in this area as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
<b>Exterior</b>		
Cladding	Clay brickwork surface coated with sections part stucco finished. <b>Note:</b> existing Laundry to be demolished; window and door openings to be altered; and surfaces to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Timber weatherboards to the rear addition. <b>Note:</b> rear addition to be complete demolished and re-built as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Eave soffit lining	Timber lining boards to top of exposed rafters to original roof and with timber lining boards to the front gable soffit. <b>Note:</b> not affected by the proposed Contract works.	No action is required.
	Possible fibre-cement [FC] sheet to the rear addition eave soffit <b>Note:</b> rear addition to be complete demolished as part of the proposed Contract works.	<b>4.0m<sup>2</sup></b> Remove and dispose of the possible FC soffit in a manner approved by WorkCover NSW, NSW OEH and Woollahra Municipal 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.
Roofing	Concrete roofing tiles to the original pitched roof. <b>Note:</b> approximately 90% of the roof structure to be removed to accommodate first floor addition 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
Roofing [cont.]	<p>Pan profile sheet metal roofing to the rear addition.</p> <p><b>Note:</b> rear addition to be complete demolished as part of the proposed Contract works.</p>	<p>Remove and dispose of the sheet metal roofing in a manner approved by NSW OEH and Woollahra Municipal Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Front verandah	<p>Timber lining boards to the soffit with tessellated floor tiles.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>	No action is required
Rear patio	<p>Possible fibre-cement [FC] sheet to the patio soffit with clay pavers</p> <p><b>Note:</b> rear addition including patio to be complete demolished as part of the proposed Contract works.</p>	<p><b>10.0m<sup>2</sup></b></p> <p>Remove and dispose of the possible FC soffit in a manner approved by WorkCover NSW, NSW OEH and Woollahra Municipal 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>
Painting - general	<p>Combination of oil based and acrylic based surface coating to brick walls, timber weatherboards, timber windows, eaves, barges and trims.</p> <p>No exposed lead based paints were observed.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
<b>Interior</b>		
Entry	<p>Painted cement render to the walls.</p> <p>Decorative fibrous plaster ceiling with wide ornate profile plaster cornices.</p> <p><b>Note:</b> existing ceiling lining and cornices to be replaced; existing flooring and skirting to be replaced; and all surfaces to be made good 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>Hallway</p> <p><b>Note:</b> skylight</p>	<p>Painted cement render to the walls.</p> <p>Fibrous plaster ceiling with square set wall / ceiling junction.</p> <p><b>Note:</b> skylight to be removed and opening framed up; <i>common</i> internal brick walls with Bathroom, WC and Kitchen to be demolished; existing ceiling lining to be replaced; existing flooring and skirting to be replaced; and all surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Study <b>Note:</b> fireplace	Painted cement render to the walls. Decorative panelled fibrous plaster ceiling with wide ornate profile plaster cornices. <b>Note:</b> existing door to Entry to be replaced; and to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 1 <b>Note:</b> Shown as Bedroom 4 on Construction Drawing 3 of 10 for Job No. 7605/14	Painted cement render to the walls. Decorative panelled fibrous plaster ceiling with wide ornate profile plaster cornices. <b>Note:</b> new door opening to be created in <i>common</i> internal brick wall with Bedroom 2 to form new WIR; existing window in front wall to be removed and replaced; existing built in robe to be removed; 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:</b> Shown as WIR on Construction Drawing 3 of 10 for Job No. 7605/14	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. <b>Note:</b> existing door opening with Entry to be bricked up and new door opening created in <i>common</i> internal wall with Bedroom 1 to form new WIR; 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.
Lounge room <b>Note:</b> fireplace	Painted cement render to the walls. Decorative panelled fibrous plaster ceiling with wide ornate profile plaster cornices. <b>Note:</b> existing fireplace to be removed; 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.
Sun room <b>Note:</b> lounge room access	Combination of random groove plywood panelling and painted brickwork to the walls. Timber lining boards to the rake of the ceiling line. <b>Note:</b> existing ceiling and wall linings to be removed and replaced; external walls to be demolished and replaced including window / door unit; 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
Bathroom <b>Note:</b> Shown as Ensuite on Construction Drawing 3 of 10 for Job No. 7605/14	Wall tiles from floor to ceiling level. Plaster ceiling with cove profile plaster cornices. <b>Note:</b> existing concrete slab to be removed; existing fixtures and fitting to be removed and services terminated and replaced to suit new layout; ceiling and cornices to be 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.
WC <b>Note:</b> Shown as Shower on Construction Drawing 3 of 10 for Job No. 7605/14	Wall tiles from floor to ceiling level. Plaster ceiling with cove profile plaster cornices. <b>Note:</b> existing concrete slab to be removed; existing fixtures and fitting to be removed and services terminated and replaced to suit new layout; ceiling and cornices to be 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 3 <b>Note:</b> Shown as Laundry / Stairwell on Construction Drawing 3 of 10 for Job No. 7605/14	Painted cement render to the walls. Plaster ceiling with cove profile plaster cornices. <b>Note:</b> to be complete demolished to form new Laundry and stairwell; ceiling frame to be adjusted to accommodate staircase; existing flooring to be replaced with wet area flooring as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Hallway 2	Painted cement render to the walls. Plaster ceiling with square set wall / ceiling junction. <b>Note:</b> internal brick walls to be demolished down to ground level; existing flooring to be 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.
Kitchen <b>Note:</b> Shown as Family on Construction Drawing 3 of 10 for Job No. 7605/14	Painted cement render to the walls. Fibrous plaster ceiling with square set wall / ceiling junction. <b>Note:</b> internal brick walls to be demolished down to ground level to form new Family room area; existing flooring to be 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
<p>Guest room</p> <p><b>Note:</b> Shown as Family on Construction Drawing 3 of 10 for Job No. 7605/14</p>	<p>Painted cement render to the walls.</p> <p>Fibrous plaster ceiling with square set wall / ceiling junction.</p> <p><b>Note:</b> internal brick walls to be demolished down to ground level to form new Family room area; new door opening to be created in external wall; existing flooring to be replaced; and all surfaces to be made good 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>Laundry</p> <p><b>Note 1:</b> raked ceiling</p> <p><b>Note 2:</b> Shown as Dining on Construction Drawing 3 of 10 for Job No. 7605/14</p>	<p>Painted cement render to the walls.</p> <p>Timber lining boards to ceiling.</p> <p><b>Note:</b> to be completely demolished 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>Office</p> <p><b>Note:</b> solar tube</p> <p><b>Note:</b> Shown as Kitchen on Construction Drawing 3 of 10 for Job No. 7605/14</p>	<p>Painted brickwork to the walls.</p> <p>Plasterboard ceiling with wide cove profile plaster cornice.</p> <p><b>Note:</b> walls to be demolished down to ground level to form new Kitchen area; existing flooring to be 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>Dining room</p>	<p>Plasterboard wall linings.</p> <p>Plasterboard ceiling with wide cove profile plaster cornice.</p> <p><b>Note:</b> walls to rear addition to be demolished down to ground level to form new Dining / Family room; existing flooring to be 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>Family room</p> <p><b>Note:</b> Shown as Deck on Construction Drawing 3 of 10 for Job No. 7605/14</p>	<p>Plasterboard wall linings.</p> <p>Plasterboard ceiling with wide cove profile plaster cornice.</p> <p><b>Note:</b> walls to be demolished down to ground level; new roof structure and tiled deck to be constructed over; as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Shower / WC <b>Note:</b> Shown as Kitchen on Construction Drawing 3 of 10 for Job No. 7605/14	Possible fibre-cement sheet wall linings with wall tiles to 1.2 and 1.8m in shower recess. Plasterboard ceiling with cove profile plaster cornice. <b>Note:</b> walls to rear addition to be demolished down to ground level to form new Kitchen area; existing flooring to be replaced; as part of the proposed Contract works.	<b>16.0m<sup>2</sup></b> Remove and dispose of the possible FC soffit in a manner approved by WorkCover NSW, NSW OEH and Woollahra Municipal 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.
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> approximately 90% of the roof structure to be removed to accommodate first floor addition as part of the proposed Contract works. <b>Note 2:</b> brick chimney to Study to be demolished down to ceiling level 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. No further action is required.
	Synthetic mineral fibre [SMF] batt insulation overall the roof space. <b>Note 3:</b> insulation to be retained as part of the proposed Contract works.	
	Minimal ceiling dust was noted. No sarking is provided to the underside of the concrete tiles.	
	Disused gravity feed hot water unit located with ceiling space to be removed as part of the proposed Contract works. <b>Note 4:</b> possible asbestos [ACM] used to insulate the storage tank.	Remove and dispose of the unit in a manner approved by NSW OEH and Woollahra Municipal 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 Roof Cavity</b>	Inspection of the roof cavity was not carried out due to the method of construction. <b>Note:</b> roof structure to be completely demolished as part of the proposed Contract works.	Remove and dispose of the sheet metal roofing in a manner approved by NSW OEH and Woollahra Municipal Council. Appropriate dust suppression measures to be provided. No further action is required.



Area Assessed	Description and Comment	Assessment / Action
<b>Electrical Meter Board</b>	Located on southern wall of Bedroom 1. In our opinion the existing meter board complies with current industry and Supply Authority requirements. <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, partially excavated into the site with a concrete roof slab with a tiled deck finish. <b>Note:</b> not associated with the proposed Contract works	No action is required.
<b>Carport</b>	Freestanding timber framed structure with brick front facade, flat roof and pan profile sheet metal roofing. Possible asbestos cement [ACM] sheet to front gable. <b>Note:</b> structure to be completely demolished and new car park area formed as part of the proposed Contract works.	<b>2.0m<sup>2</sup></b> Remove and dispose of the possible ACM gable cladding in a manner approved by WorkCover NSW, NSW OEH and Woollahra Municipal 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>Approximate area of materials “<i>that may</i>” contain asbestos [ACM] to be removed as part of the proposed Contract works.</b>		<b>2.0m<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 WOOLLAHRA MUNICIPAL Council and the Principal Certifying Authority (PCA) if WOOLLAHRA MUNICIPAL 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.
- WOOLLAHRA MUNICIPAL Council Demolition Report as adopted 21 October 2004
- 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 WOOLLAHRA MUNICIPAL Council.

#### **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 WOOLLAHRA MUNICIPAL 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 WOOLLAHRA MUNICIPAL Council.

#### 4. AREAS NOT ASSESSED

- Assessment was not undertaken of the suspended timber floor underfloor area due to no access being *readily* available.
- Assessment of the rear skillion / flat roof space was not undertaken due to the method of construction

#### 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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#### 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:** 22<sup>nd</sup> May 2015