
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner: Ms. C. Pismiris
Location: 65A Stewart Street, Paddington NSW

Plans for Job No: 7558/14 Revision No: C Dated: 01-08-14

Council area: SYDNEY CITY

Date of assessment: 25th August 2014

Our reference: HM03260814

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 [OEH] Regulations.



Front northeast elevation of the adjoining properties: No. 65 and No. 65A Stewart Street, Paddington



Front northeast elevation of this property:
No. 65A Stewart Street, Paddington

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Original residence is circa 1890 -1900. Rear additions and internal refurbishment approximately circa 1980
Type of construction:	Semi-detached double storey terrace residence, full brick / brick cavity construction on brick footings with a suspended timber floor system supported on brick internal piers.
External cladding:	Clay masonry brickwork.
Roof:	<i>Common</i> traditional cut and pitched skillion roof to front section [over Bedrooms 1 and 2] with corrugated profile metal roofing. Traditional cut and pitched skillion roof over the rear section [Bathroom and Bedroom 3] with corrugated profile metal roofing. Skillion roof over the ground floor Sunroom to the rear section of residence with trapezoidal profile metal roofing. Skillion roof with pan profile sheet metal roofing over the ground floor external Laundry.

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	N/A
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3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space Note: internal access	Predominantly dry sandy loam with some areas of dampness noted. Flexible air conditioning ductwork noted. No hazardous materials were observed. Note: rear section of residence to be completely demolished as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Exterior		
Cladding	Surface coated cement rendered brickwork and clay brickwork. Note: existing ground floor from Dining room to be completely demolished; and existing first floor from Bedroom 2 back to be completely demolished as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Eave lining	Nil eaves.	No action is required.
Roofing	Corrugated profile sheet metal roofing to the front <i>common</i> skillion roof over Bedrooms 1 and 2. Note: this section of roof to be retained as part of the proposed Contract works.	No action is required.
	Corrugated profile sheet metal roofing to the rear skillion over Bathroom and Bedroom 3. Note: this section of roof to be completely demolished as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Trapezoidal profile sheet metal roofing to the ground floor skillion over the Sun room. Note: this section of roof to be completely demolished 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 [continued]	Pan profile sheet metal roofing to the rear ground floor skillion over the external Laundry. Note: this section of roof to be completely demolished as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Bull-nosed corrugated profile sheet metal roofing to the front upper floor verandah roof Note: this section of roof to be retained as part of the proposed Contract works.	No action is required.
Front porch	Tessellated tiles to Porch floor. Exposed timber decking to the soffit. Note: not associated with the proposed Contract works.	No action is required.
Rear deck	Timber structure and decking. Note: to be completely demolished as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Rear car space	Note: existing rear fence, gates, and brick planter box to be demolished and rebuilt; and new concrete slab area to be provided where planter box was previously	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, timber windows, fascia and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Interior Ground Floor		
Lounge room Note: Shown as Study on Construction Drawing 3 of 8 for Job No. 7558/14	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. Note: opening to be created in <i>common</i> internal brick wall with Dining room to accommodate new internal staircase as part the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Dining Note: Shown as Bathroom / Laundry / Storeroom on Construction Drawing 3 of 8 for Job No. 7558/14	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. Note: opening to be created in <i>common</i> internal brick wall with Lounge room to accommodate new internal staircase; existing strip flooring to be replaced with sheet wet area particleboard; existing window to be removed and opening modified or new external door; and new framed walls constructed to form Bathroom / Laundry / Storeroom as part the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
Stairwell Note: roof space access	Combination of painted cement render and plasterboard to the walls. Plasterboard ceiling with cove profile plaster cornices. Note: existing staircase to be removed and replaced as the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Kitchen	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. Note: this section of the residence to be completely demolished and rebuilt as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Sunroom Note: Shown as Kitchen on Construction Drawing 3 of 8 for Job No. 7558/14	Painted cement render to the walls. Plasterboard to the drop panel ceiling. Note: this section of the residence to be completely demolished and rebuilt as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
External Laundry Note: Shown as Dining / Living on Construction Drawing 3 of 8 for Job No. 7558/14	Painted brickwork to the walls. Possible asbestos cement [ACM] ceiling with timber cover battens. Note: this section of the residence to be completely demolished and rebuilt as part of the proposed Contract works.	4.0m² Remove and dispose of the ACM cladding in a manner approved by NSW OEH and Sydney 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.
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.
Interior First Floor		
Hallway	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. Note: not associated with the proposed Contract works.	No action is required.
Front Verandah - to Bedroom 1	Timber structure and decking. Bull-nosed corrugated sheet metal to the soffit Note: not associated with the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Bedroom 1 Note: Shown as Bedroom 3 on Construction Drawing 3 of 8 for Job No. 7558/14	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. Note: existing "French" doors to front Verandah to be removed and replaced as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 2	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. Note: existing door to be removed and replaced as part the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bathroom Note: sky light	Timber lining boards to the walls above wall tiles to 2.0m. Timber lining boards ceiling with timber moulding to the cornice. Note: this section of the residence to be completely demolished and rebuilt 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. Plasterboard ceiling with cove profile plaster cornices. Note: this section of the residence to be completely demolished and rebuilt as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 3 Note: Shown as Bedroom 1 on Construction Drawing 3 of 8 for Job No. 7558/14	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornices. Note: this section of the residence to be completely demolished and rebuilt 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 and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Main Skillion Roof Cavity - over Bedrooms 1 and 2	Traditional cut and pitched timber roof structure and ceiling frame. Synthetic mineral fibre [SMF] batt insulation overall the roof space. Note 2: insulation to be retained as part of the proposed Contract works. Foil backed insulation to the underside of the sheet metal roofing. Minimal ceiling dust was noted. Note: not part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Skillion Roof Cavity - over Bathroom and Bedroom 3	Inspection of the roof cavity was not carried out due to the method of construction and no access being provided. Possible foil backed insulation to the underside of the sheet metal roofing. Note: this section of roof to be completely demolished as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Skillion Roof Cavity - over Sunroom	Inspection of the roof cavity was not carried out due to the method of construction. Note: this section of roof to be completely demolished as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Skillion Roof Cavity - over external Laundry	Inspection of the roof cavity was not carried out due to the method of construction. Note: this section of roof to be completely demolished as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Electrical Meter Board	Located on the front Porch and the <i>common</i> privacy wall with the adjoining property, No. 67. Note: to be retained in current position as part of the proposed Contract works.	No action is required.
Approximate area of materials “that may” contain asbestos [ACM] to be removed as part of the proposed Contract works.		4.0m²

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 SYDNEY CITY Council and the Principal Certifying Authority (PCA) if SYDNEY 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 [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 *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 *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 SYDNEY CITY 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 *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 *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 *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 *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 *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 SYDNEY 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 SYDNEY CITY Council.

4. AREAS NOT 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

A handwritten signature in black ink, appearing to read 'John Spindler', is written over a light grey rectangular background.

John Spindler

Date of Issue: 25th August 2014