
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner: Mr. K. & Mrs. S. Langan.
Location: 10 Garden Street, Maroubra.

Plans for Job No: 7817/16

Revision No: F

Dated: 18-07-2017

Council area: RANDWICK

Date of assessment: 5th September 2017

Our reference: HM05960917

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 hazardous materials that may be contained within the above property from every aspect. It is based on the **"readily observable"** 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. It is not a warranty against problems that may develop in the future.

This report, based on visual assessment, will not disclose hazardous materials in inaccessible areas, not readily accessible areas, unsafe access areas or obstructed at the time of assessment. Areas which are not normally accessible were not assessed and include but are not limited to – behind external wall cladding, concealed wall and ceiling linings, inside walls, under floor coverings, behind furniture and stored articles/ materials, concealed pipe / ductwork, the interior of a flat roof or beneath a suspended floor filled with earth.

This report is **not an Asbestos Management Plan, Clearance Certificate or a Certificate of Compliance** with the requirements of the WHS Act 2011 and WHS Regulations 2017, relevant Codes of Practice, Australian Standards or NSW Office of Environment and Heritage [OE] Regulations.



Front eastern elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1940 - 1950
Type of construction:	Attached single storey full brick / brick cavity construction built on brick footings supporting a suspended timber floor system.
External cladding:	Face clay masonry brickwork.
Roof:	Common traditional cut and pitched, hip and valley structure with terracotta 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	✓	Carport	X
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3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space	<p>We were unable to access the under-floor space due to construction methods.</p> <p>Note: alterations to the plumbing and drainage system is proposed to the existing Bedroom 3 (shown as Kitchen on Construction Drawing 3 of 8 for Job No. 7817), Bedroom 2 (shown as Laundry on Construction Drawing 3 of 8 for Job No. 7817) and Kitchen (shown as Dining on Construction Drawing 3 of 8 for Job No. 7817) as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Exterior		
Cladding	<p>Face clay masonry brickwork.</p> <p>Note: Windows to existing Bedroom 3 (shown as Kitchen on Construction Drawing 3 of 8 for Job No. 7817) and Bedroom 2 (shown as Laundry on Construction Drawing 3 of 8 for Job No. 7817) to be removed and openings to be adjusted as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Eave soffit lining	<p>Possible asbestos cement [ACM] sheet to the eave soffits with cover battens.</p> <p>Note: existing eave soffits to be partially demolished as part of the proposed Contract works.</p>	<p>~ 14.0. m² ACM</p> <p>Remove and dispose of the ACM sheeting as required in a manner approved by Safe Work NSW, NSW OEH and Randwick Council. See attached Safe Work Method Statement for the removal of material that may contain asbestos [ACM]</p> <p>All necessary steps are to be taken to protect the retained eaves from damage during the course of the works. ~ 6.0 m² ACM</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Roofing material	<p>Terracotta roofing tiles.</p> <p>Note: Approximately 80% of the original roof structure to be removed to accommodate first floor addition as part of the proposed Contract works.</p> <p>Note: existing roof tiles to be reused where possible.</p>	Remove and dispose of the terracotta roofing tiles in a manner approved by NSW OEH and Randwick Council.
Front Porch	<p>Tiled suspended concrete slab with fibrous plaster ceiling and cove profiled plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Rear Patio	<p>Attached timber deck and frame structure supported on timber posts with corrugated profile acrylic roofing.</p> <p>Note: to be demolished and rebuilt as part of the proposed Contract works.</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 the timber windows, eaves 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>
Interior		
Entry	<p>Surface coated cement render walls.</p> <p>Fibrous plaster ceiling lining with decorative profiled plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Bedroom 1 Note: shown as Bedroom 4 on Construction Drawing 3 of 8 for Job No. 7817/16.	<p>Surface coated cement render walls.</p> <p>Fibrous plaster ceiling lining with cove profiled plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Bathroom	<p>Surface coated cement render walls.</p> <p>Fibrous plaster ceiling lining with pyramid profiled plaster cornice.</p> <p>Note: not associated with 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
Hallway Note: skylight and attic ladder	Surface coated cement render walls. Fibrous plaster ceiling lining with decorative profiled plaster cornice. Note: existing skylight and attic ladder to be removed as part of the proposed Contract works. Note: existing internal walls common with Bedroom 2 (shown as Laundry / Stairwell on Construction Drawing 3 of 8 for Job No. 7817/16) and Bedroom 3 (shown as Kitchen on Construction Drawing 3 of 8 for Job No. 7817/16) to be demolished as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 2 Note: shown as Laundry / Stairwell on Construction Drawing 3 of 8 for Job No. 7817/16.	Surface coated cement render walls. Fibrous plaster ceiling lining with wide profiled plaster cornice. Note: existing internal walls common with Hallway to be demolished as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 3 Note: shown as Kitchen on Construction Drawing 3 of 8 for Job No. 7817/16	Surface coated cement render walls. Fibrous plaster ceiling lining with wide profiled plaster cornice. Note: existing internal walls common with Hallway to be demolished as part of the proposed Contract works. Note: plumbing and drainage to be provided for proposed Kitchen as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Kitchen Note: shown as Dining on Construction Drawing 3 of 8 for Job No. 7817/16	Surface coated cement render walls. Fibrous plaster ceiling lining with wide profiled plaster cornice. Note: existing services to be terminated as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Living	Surface coated cement render walls. Fibrous plaster ceiling lining with wide profiled plaster cornice. Note: not associated with the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
Painting - general	Combination of oil based and acrylic based surface coating to ceilings, 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.
Pitched Roof Cavity	Inspection of the roof cavity was not carried out due to the method of construction. (enclosed Attic area) Note: 80% of the roof structure to be removed to accommodate first floor addition as part of the proposed Contract works. Note: possible foil backed sarking found to the underside of the roof tiles. Note: possible Synthetic Mineral Fibre [SMF] batt insulation to overall roof space.	In our opinion the air quality will not generally be affected during the course of the construction of the new first floor addition. Appropriate dust suppression measures to be provided. No further action is required.
Electrical Meter Board	Located on the front eastern external wall in the front porch of the residence. Note: meter board and POA to be retained in current position as part of the proposed Contract works.\	Appropriate dust suppression measures to be provided. No further action is required.
Shed (rear)	Freestanding light weight metal shed with pitched gable ended roof and concrete slab floor. Note: not associated with the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Shed (side)	Freestanding light weight metal shed with skillion roof and concrete slab floor. Note: not associated with the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Approximate area of materials “<i>that may</i>” contain asbestos [ACM] to be removed as part of the proposed Contract works.		8.0 m²

SITE ASBESTOS [ACM] REGISTER

Location of materials that may contain asbestos [ACM]	Type	Quantity	Condition	Assessment / Action
Eave soffit lining	Possible asbestos cement sheet	~ 14.0 m ²	<ul style="list-style-type: none">• Non-Friable• Good / Stable• Surface coated to the exposed areas	~ 8.0 m ² to be removed by Cape Cod as part of Contract works. Protect the retained ACM from damage during the course of the works.

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This register is based on the "**readily observable**" condition of the property and the "**Readily Accessible Areas**" at the time of assessment. It is **not a guarantee or warranty** or an all-encompassing account. It is a reasonable attempt to identify as far as *reasonably practicable*, any significant asbestos containing materials [ACM].

This register, based on visual assessment, will not disclose asbestos containing materials [ACM] in inaccessible areas, not readily accessible areas, unsafe access areas or obstructed at the time of assessment. Areas which are not normally accessible were not assessed and include but are not limited to – behind external wall cladding, concealed wall and ceiling linings, inside walls, under floor coverings, behind furniture and stored articles/ materials, concealed pipe / ductwork, the interior of a flat roof or beneath a suspended floor filled with earth.

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 2017
- Safe Work 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 Regulation 2017 – Chapter 4 – Hazardous Work
- NSW Work Health and Safety Regulation 2017 – Chapter 6 – Construction Work
- NSW Work Health and Safety Regulation 2017 – Chapter 7 – Hazardous Chemicals
- NSW Work Health and Safety Regulation 2017 – Chapter 8 - Asbestos
- Australian Standard AS2601 [2001] - Demolition of Structures
- NSW Protection of the Environment Operations Act [1997] or as amended
- NSW Protection of the Environment Operations [Waste] Regulation [2014]
- NSW Office of Environment and Heritage [OEH] Regulations and Guidelines

A Demolition Work Plan must be submitted to RANDWICK Council and the Principal Certifying Authority (PCA) if RANDWICK 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; Work Health and Safety Regulation 2017 - Chapter 8 - Asbestos; Safe Work 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 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 or as amended] and NSW Protection of the Environment Operations [Waste] Regulation [2014]
- 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, Safe Work 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 Safe Work NSW, NSW Office of Environment and Heritage [OEH] or RANDWICK Council.

Safe Work Method Statement – Removal and Disposal of Ceiling Dust *that may* contain Lead

All Contractors [PCBU] and ‘workers’ involved in the cleaning, repairing or replacement of ceilings are to follow the following procedures in order to minimise as far as is *reasonably practicable*, health risks from the ceiling dust. 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 in ceiling voids containing ceiling dust 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*. Eye protection, complying with AS/NZS1336 and AS/NZS1337 whenever full face respirators are not used
- Ceiling voids are to be cleaned of accumulated dust before commencing any work involving partial or complete removal of the ceiling sheets.
- 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 ceiling dust “*that may*” contain lead 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 the release as far as is *reasonably practicable*, 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 the collected dust in approved plastic bags which are clearly labelled.
- All ceiling dust containing lead or other contaminants is to be disposed of as far as is *reasonably practicable* in a manner, and at as site, approved by the Safe Work NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or RANDWICK Council.
- To minimise as far as is *reasonably practicable* contamination of living areas of the residence, airless spraying of PVA to seal the cleaned surfaces is recommended whenever the ceiling is removed.

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 Safe Work NSW, NSW Office of Environment and Heritage [OEH], appropriate licensed disposal Authority or RANDWICK 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 Safe Work NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or RANDWICK Council.

4. AREAS NOT ASSESSED

All areas associated with the proposed Contract works were able to be assessed with the exception of the roof cavities.

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: Mark Spindler

Signed for and on behalf of JONSPIN Building Services Pty. Limited



Mark Spindler

Date of Issue: 11th September 2017