

## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

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

**Job details:** Owner/s: Mr. A. King & Ms. K. Lyons  
Location: 13 Fourth Avenue, Lane Cove NSW

Plans for Job No: 7700/15      Revision No: D      Dated: 24-11-15

**Council area:** LANE COVE

**Date of assessment:** 16<sup>th</sup> December 2015

**Our reference:** HM04461215

**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 eastern elevation of the residence

## 1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

|                              |  |
|------------------------------|--|
| <b>Estimated age:</b>        | Original residence is circa 1945 -1950. Front and rear additions are approximately circa 1970 -1975.   |
| <b>Type of construction:</b> | Freestanding single storey brick veneer construction on a combination of strip concrete and brick footings with a suspended timber floor system. |
| <b>External cladding:</b>    | Clay masonry brickwork.  |
| <b>Roof:</b>                 | Traditional cut and pitched hipped and valley structure with terra cotta roofing tiles.  |

**Occupancy Status:** Was the residence occupied at the time of assessment?

|     |                                     |    |                          |                |                          |
|-----|-------------------------------------|----|--------------------------|----------------|--------------------------|
| Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Not Applicable | <input type="checkbox"/> |
|-----|-------------------------------------|----|--------------------------|----------------|--------------------------|

**Orientation:** For the purpose of this report the front of the residence faces:

|      |                                     |      |                          |       |                          |       |                          |           |                          |           |                          |           |                          |           |                          |
|------|-------------------------------------|------|--------------------------|-------|--------------------------|-------|--------------------------|-----------|--------------------------|-----------|--------------------------|-----------|--------------------------|-----------|--------------------------|
| East | <input checked="" type="checkbox"/> | West | <input type="checkbox"/> | North | <input type="checkbox"/> | South | <input type="checkbox"/> | Northeast | <input type="checkbox"/> | Northwest | <input type="checkbox"/> | Southeast | <input type="checkbox"/> | Southwest | <input type="checkbox"/> |
|------|-------------------------------------|------|--------------------------|-------|--------------------------|-------|--------------------------|-----------|--------------------------|-----------|--------------------------|-----------|--------------------------|-----------|--------------------------|

## 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 | <input checked="" type="checkbox"/> | Exterior | <input checked="" type="checkbox"/> | Roof Surfaces | <input checked="" type="checkbox"/> | Roof Cavity | <input checked="" type="checkbox"/> | Interior | <input checked="" type="checkbox"/> | Carport | <input checked="" type="checkbox"/> |
|-------------------|-------------------------------------|----------|-------------------------------------|---------------|-------------------------------------|-------------|-------------------------------------|----------|-------------------------------------|---------|-------------------------------------|

### 3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

| Area Assessed            | Description and Comment   | Assessment / Action   |
|--------------------------|---|---|
| <b>Under Floor Space</b> | Mainly dry with areas of dampness with groundwater seepage noted.<br>Broken pieces of possible asbestos cement [ACM] sheet noted in the under floor area.<br><b>Note:</b> adjustment to the plumbing and drainage system to suit new Bathroom, Laundry and Kitchen layout is proposed in this area as part of the Contract works. | <b>0.5m<sup>2</sup></b><br>Remove and dispose of the possible ACM in a manner approved by WorkCover NSW, NSW OEH and Lane Cove Council.<br>See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].<br>Appropriate dust suppression measures to be provided.<br>No further action is required. |
| <b>Sub floor Store</b>   | Painted cement render to the walls.<br>Concrete floor slab and concrete slab soffit.<br><b>Note:</b> external walls to be extended and rebuilt to accommodate new Kitchen area as part of the proposed Contract works.  | Appropriate dust suppression measures to be provided.<br>No further action is required.   |
| <b>Exterior</b>          |   |   |
| Cladding                 | Clay masonry brickwork<br><b>Note:</b> existing windows to be removed and replaced and openings adjusted accordingly; existing brickwork to be cement rendered and surface coated as part of the proposed Contract works  | Appropriate dust suppression measures to be provided.<br>No further action is required.   |
|                          | Possible asbestos cement [ACM] panel above window to front elevation of Bedroom 1.<br><b>Note:</b> window to be removed; lower section of opening to be bricked-up; and new window installed; as part of the proposed Contract works  | All necessary steps are to be taken to protect the retained cladding panel from damage during the course of the works.<br>Appropriate dust suppression measures to be provided.<br>No further action is required.   |
|                          | Possible asbestos cement [ACM] panels to door / window assemblies abutting the front patio to Bedroom 1 and Lounge room.<br><b>Note:</b> not associated with the proposed Contract works.   | All necessary steps are to be taken to protect the retained panels from damage during the course of the works.  |
|                          | Possible asbestos cement [ACM] panel to western end of the rear patio treat pine lattice wall.<br><b>Note:</b> treated pine lattice frame to be demolished as part of the proposed Contract works   | <b>3.0m<sup>2</sup></b><br>Remove and dispose of the possible ACM in a manner approved by WorkCover NSW, NSW OEH and Lane Cove Council.<br>See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].<br>Appropriate dust suppression measures to be provided.<br>No further action is required. |

| Area Assessed          | Description and Comment  | Assessment / Action   |
|------------------------|--|---|
| Eave soffit lining     | Timber lining boards to front gable soffit.<br><b>Note:</b> gable to be retained as part of the proposed Contract works.   | No action is required.  |
|                        | Probable asbestos cement [ACM] sheet to eave soffits.<br><b>Note 1:</b> majority of the existing eaves to be retained.<br><b>Note 2:</b> existing roof over the front patio and soffits to be demolished and the roof is to be re-pitched as part of the proposed Contract works.<br><b>Note 3:</b> existing roof over the rear patio and soffits to be demolished to accommodate first floor addition as part of the proposed Contract works.         | <b>16.0m<sup>2</sup></b><br>Remove and dispose of the probable ACM in a manner approved by WorkCover NSW, NSW OEH and Lane Cove Council.<br>See attached Safe Work Method Statement for the removal of material <i>that may contain asbestos</i> [ACM].<br>All necessary steps are to be taken to protect the retained eaves from damage during the course of the works.<br>Appropriate dust suppression measures to be provided.<br>No further action is required. |
| Roofing material       | Terra cotta roofing tiles.<br><b>Note:</b> approximately 50% of the roof structure to be removed to accommodate the first floor addition; all remaining roofing tiles to be removed and replaced with pre-finished corrugated profile sheet metal roofing as part of the proposed Contract works.  | Appropriate dust suppression measures to be provided.<br>No further action is required.   |
| Front patio            | Suspended concrete slab deck.<br><b>Note:</b> to be retained as part of the proposed Contract works.   | No action is required.  |
| Rear patio             | Suspended concrete slab deck.<br>Attached skillion roof structure with pan profile sheet metal roofing.<br>Probable asbestos cement [ACM] sheet installed to top of the exposed rafters.<br><b>Note:</b> to be demolished including metal handrail and existing concrete access steps down to rear yard; roof to be re-pitched over; external walls to be extended and rebuilt to accommodate new Kitchen area as part of the proposed Contract works. | <b>13.0m<sup>2</sup></b><br>Remove and dispose of the probable ACM in a manner approved by WorkCover NSW, NSW OEH and Lane Cove Council.<br>See attached Safe Work Method Statement for the removal of material <i>that may contain asbestos</i> [ACM].<br>Appropriate dust suppression measures to be provided.<br>No further action is required.  |
| Rear patio - Bedroom 3 | Suspended concrete slab deck.<br>Attached lightweight metal structure with pre-finished curved proprietary roofing sheets.<br><b>Note:</b> not associated with the proposed Contract works.  | No action is required.  |
| Painting - general     | Combination of oil based and acrylic based surface coating to fascia, eaves, timber windows and trims.<br>No exposed lead based paints were observed.  | Appropriate dust suppression measures to be provided.<br>No further action is required.   |

| Area Assessed                                 | Description and Comment  | Assessment / Action  |
|---|--|--|
| <b>Interior</b>                               |  |  |
| Entry / Foyer                                 | <p>Plasterboard wall linings.<br/>Plasterboard ceiling lining with wide decorative profile plaster cornice.</p> <p><b>Note:</b> existing front entry door and sidelight to be removed and replaced; <i>common</i> internal walls with Lounge room and existing Kitchen to be demolished; new wall constructed and new flooring installed to accommodate new Powder room; existing plumbing and drainage to be extended; and all surfaces to be made good as part of the proposed Contract works.</p> | <p>Appropriate dust suppression measures to be provided.<br/>No further action is required.</p>  |
| Bedroom 1                                     | <p>Plasterboard wall linings.<br/>Plasterboard ceiling lining with wide decorative profile plaster cornice.</p> <p><b>Note:</b> built-in robe to be removed; new roof access hatch to be created; existing window in front wall removed and opening adjusted for new window; existing door into Entry to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.</p>   | <p>Appropriate dust suppression measures to be provided.<br/>No further action is required.</p>  |
| Lounge room                                   | <p>Plasterboard wall linings.<br/>Plasterboard ceiling lining with wide decorative profile plaster cornice.</p> <p><b>Note:</b> <i>common</i> internal framed wall with Entry to be demolished; existing bulkhead to be retained; new framed walls to be installed to form new Study; and all surfaces to be made good as part of the proposed Contract works.</p>   | <p>Appropriate dust suppression measures to be provided.<br/>No further action is required.</p>  |
| Bedroom 2<br><b>Note:</b> roof access in robe | <p>Plasterboard wall linings.<br/>Plasterboard ceiling lining with wide decorative profile plaster cornice.</p> <p>Possible hardboard lining to built-in robe with possible asbestos cement [ACM] lining to top shelf area and roof space access.</p> <p><b>Note:</b> robe to be removed; new cavity sliding door opening to be created into the Bathroom; and all surfaces to be made good as part of the proposed Contract works.</p>  | <p><b>1.0m<sup>2</sup></b><br/>Remove and dispose of the probable ACM in a manner approved by WorkCover NSW, NSW OEH and Lane Cove Council.<br/>See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].<br/>Appropriate dust suppression measures to be provided.<br/>No further action is required.</p> |

| Area Assessed   | Description and Comment   | Assessment / Action   |
|---|---|---|
| Bathroom 1<br><b>Note:</b> wall and floor tiles are installed over the original tiles.  | Probable asbestos cement [ACM] wall linings with wall tiles to 2.1m.<br>Fibrous plaster ceiling lining with vented cove profile plaster cornice.<br><b>Note:</b> existing fixtures and fittings to be removed and replaced; new sliding cavity door openings to be created into Bedroom 1 and Playroom; existing door opening to be closed up; existing window to be removed and opening adjusted for new window; ceiling lining and cornice to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works. | <b>5.0m<sup>2</sup></b><br>Remove and dispose of the probable ACM in a manner approved by WorkCover NSW, NSW OEH and Lane Cove Council.<br>See attached Safe Work Method Statement for the removal of material <i>that may contain asbestos</i> [ACM].<br>Appropriate dust suppression measures to be provided.<br>No further action is required. |
| Playroom  | Plasterboard wall linings.<br>Fibrous plaster ceiling lining with vented cove profile plaster cornice.<br><b>Note:</b> new cavity sliding door opening to be created into the Bathroom; new framed wall with acoustic insulation to be installed to create a continuous cavity with the existing Laundry and Store room; ceiling and cornice to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.   | Appropriate dust suppression measures to be provided.<br>No further action is required.   |
| Kitchen / Dining  | Plasterboard wall linings.<br>Plasterboard ceiling lining with wide decorative profile plaster cornice.<br><b>Note:</b> new framed walls to be installed to form new Laundry / Stairwell; ceiling frame to be adjusted to accommodate internal staircase; Kitchen cupboards to be removed and services terminated and relocated; existing wall and ceiling linings to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.   | Appropriate dust suppression measures to be provided.<br>No further action is required.   |
| Laundry<br><b>Note 1:</b> raked ceiling<br><b>Note 2:</b> suspended concrete slab floor | Painted cement render to the walls.<br>Possible asbestos cement [ACM] sheet with cover battens to the ceiling.<br><b>Note:</b> <i>common</i> internal brick walls with Store and Bathroom 2 to be demolished to form new Family / Dining room; concrete slab floor to be demolished and replaced; ceiling frame / lining and cornice to be removed and replaced; existing window opening to be adjusted and window replaced; and all surfaces to be made good as part of the proposed Contract works.   | <b>4.3m<sup>2</sup></b><br>Remove and dispose of the probable ACM in a manner approved by WorkCover NSW, NSW OEH and Lane Cove Council.<br>See attached Safe Work Method Statement for the removal of material <i>that may contain asbestos</i> [ACM].<br>Appropriate dust suppression measures to be provided.<br>No further action is required. |

| Area Assessed  | Description and Comment  | Assessment / Action   |
|--|--|---|
| Bathroom 2<br><b>Note:</b> suspended concrete slab floor | Painted cement render to the walls above wall tiles to 1.8m.<br>Plasterboard ceiling lining with cove profile plaster cornice.<br><b>Note:</b> <i>common</i> internal brick walls with Store and Bedroom 3 to be demolished to form new Family / Dining room; concrete slab floor to be demolished and replaced; ceiling lining and cornice to be removed and replaced; existing window opening to be adjusted and window replaced; and all surfaces to be made good as part of the proposed Contract works. | Appropriate dust suppression measures to be provided.<br>No further action is required. |
| Store  | Painted cement render to the walls.<br>Plasterboard ceiling lining with cove profile plaster cornice.<br><b>Note:</b> external wall to be demolished to form new Kitchen; <i>common</i> internal brick walls with Laundry and Bedroom 3 to be demolished to form new Family / Dining room; concrete slab floor to be demolished and replaced; ceiling frame / lining and cornice to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.                        | Appropriate dust suppression measures to be provided.<br>No further action is required. |
| Bedroom 3  | Plasterboard to the walls.<br>Plasterboard ceiling with wide profiled plaster cornice.<br><b>Note:</b> <i>common</i> internal brick walls with Bathroom 2 and Store to be demolished to form new Family / Dining room; ceiling lining and cornice to be removed and replaced; existing window opening to be altered and window replaced; new opening to be created in northern wall for new stacker door assembly; and all surfaces to be made good as part of the proposed Contract works.                  | Appropriate dust suppression measures to be provided.<br>No further action is required. |
| Painting - general                                       | Combination of oil based and acrylic based surface coating to ceilings, walls, timber windows, doors and trims.<br>No exposed lead based paints were observed.   | Appropriate dust suppression measures to be provided.<br>No further action is required. |

| Area Assessed  | Description and Comment  | Assessment / Action   |
|--|--|---|
| Roof Cavity  | Traditional cut and pitched timber roof structure and ceiling frame.<br><b>Note 1:</b> approximately 50% of the roof structure to be removed to accommodate the first floor addition as part of the proposed Contract works.<br>Foil sarking / insulation to top of ceiling joist throughout the roof space.<br>No sarking to the underside of the roofing tiles.<br>Minimal ceiling dust was noted. | In our opinion the air quality will not be generally affected during the course of the construction of the first floor addition.<br>Remove and dispose of the foil / sarking in a manner approved by NSW OEH, WorkCover and Lane Cove Council.<br>Appropriate dust suppression measures to be provided.<br>No further action is required. |
|  | Disused gravity feed hot water unit located within the ceiling space to be removed as part of the proposed Contract works.<br><b>Note 3:</b> possible asbestos [ACM] used to insulate the storage tank.  | Remove and dispose of the unit in a manner approved by NSW OEH, WorkCover and Lane Cove Council.<br>See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].<br>Appropriate dust suppression measures are to be provided.<br>No further action is required.                            |
| Electrical Meter Board   | Located on the southern wall of front Bedroom 1.<br>Probable asbestos cement [ACM] sheet noted to the back of the meter board.<br><b>Note:</b> meter board and POA to be retained in current position as part of the proposed Contract works.  | All necessary steps are to be taken to protect the ACM from damage during the course of the works.  |
| Carport  | Attached flat roof timber framed structure with corrugated profile sheet metal roofing.<br><b>Note:</b> to be demolished as part of the proposed Contract works.   | Appropriate dust suppression measures to be provided.<br>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. |  | 42.8m <sup>2</sup>  |

## **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 LANE COVE Council and the Principal Certifying Authority (PCA) if LANE COVE 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.
- 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 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 LANE COVE 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 WorkCover NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or LANE COVE 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 – 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 LANE COVE Council.

## **4. AREAS NOT ASSESSED**

All 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 |  |
|-----|---|----------|--|------------------|--|------|--|


## **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

A handwritten signature in black ink, appearing to read 'John Spindler', is written over a faint, light-colored rectangular stamp or watermark.

**John Spindler**

**Date of Issue:** 17<sup>th</sup> December 2015