

## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

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

**Job details:** Owner/s: Mr. A. & Mrs. D. Blissett  
Location: 1 Leslie Street, Blacktown NSW

Plans for Job No: 7640/15      Revision No: C      Dated: 01-05-15

**Council area:** BLACKTOWN CITY

**Date of assessment:** 19<sup>th</sup> May 2015

**Our reference:** HM03960515

**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 1945 -1950. Rear additions are approximately circa 1985 -1990.
<b>Type of construction:</b>	Freestanding single storey timber framed and clad residence and addition constructed on strip concrete footings with brick internal piers supporting a suspended timber floor system.
<b>External cladding:</b>	Probable fibre-cement [FC] weatherboards
<b>Roof:</b>	Original roof is a traditional cut and pitched hipped and valley structure with concrete roofing tiles. Rear addition is a skillion roof 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	✓	Carport	✓
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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>	<p>Areas of dampness and ponding water noted particularly towards the rear of the residence.</p> <p>No evidence of hazardous materials was observed.</p> <p><b>Note:</b> no work is proposed to this area.</p>	No action is required.
<b>Exterior</b>		
<p>Cladding</p> <p><b>Note:</b> we are informed by the Client that the external walls of the original residence were reclad / over clad in approx. 1985 - 1990.</p>	<p>Probable fibre-cement [FC] weatherboards over asbestos cement [ACM] to the original residence.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>	All necessary steps are to be taken to protect the probable FC weatherboards and the original ACM wall cladding and from damage during the course of the works.
	<p>Probable fibre-cement [FC] weatherboards to the rear addition.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>	All necessary steps are to be taken to protect the probable FC weatherboards from damage during the course of the works.
Eave soffit lining	<p>Probable asbestos cement [ACM] to the eaves of the original residence.</p> <p><b>Note:</b> eaves to be retained - not associated with the proposed Contract works.</p>	All necessary steps are to be taken to protect the probable ACM eaves from damage during the course of the works.
	<p>Probable fibre-cement [FC] sheet to the eave of the rear addition.</p> <p><b>Note:</b> eaves to be retained - not associated with the proposed Contract works.</p>	All necessary steps are to be taken to protect the probable FC eaves from damage during the course of the works.
Roofing	<p>Concrete roofing tiles to the original pitched roof surfaces.</p> <p><b>Note:</b> approximately 90% of the roof structure to be removed to accommodate the first floor addition 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>Pan profile sheet metal roofing to the skillion roof to the rear addition.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>	No action is required.
Front porch	<p>Concrete slab</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>	No action is required.
Painting - general	<p>Combination of oil based and acrylic based surface coating to weatherboards, timber windows, eaves, fascia 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>

Area Assessed	Description and Comment	Assessment / Action
<b>Interior</b>		
Entry / Hallway	Fibrous plaster / plasterboard wall linings. Fibrous plaster / plasterboard ceiling lining with ornate profile plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Bedroom 1	Fibrous plaster / plasterboard wall linings. Fibrous plaster / plasterboard ceiling lining with wide ornate profile plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Bedroom 2	Fibrous plaster / plasterboard wall linings. Fibrous plaster / plasterboard ceiling lining with wide cove profile plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Bathroom	Possible asbestos cement [ACM] 'Velux' wall linings. Fibrous plaster / plasterboard ceiling lining with wide cove profile 'Airflow' plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the probable ACM wall linings from damage during the course of the works.
Bedroom 3	Fibrous plaster / plasterboard wall linings. Fibrous plaster / plasterboard ceiling lining with wide cove profile plaster cornice. <b>Note:</b> ceiling frame to be adjusted to accommodate internal staircase; 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.
Dining room	Fibrous plaster / plasterboard wall linings. Plasterboard ceiling lining below original ceiling lining with cove profile plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Kitchen	Fibrous plaster / plasterboard wall linings. Fibrous plaster / plasterboard ceiling lining with ornate profile plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Pantry	Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Family room	Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Lounge room	Plasterboard wall lining. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Shower / WC <b>Note:</b> compressed fibre-cement [FC] sheet flooring.	Probable fibre-cement [FC] wall lining with wall tiles to 1.2m and 1.8m to shower recess. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the probable FC wall linings from damage during the course of the works.
Laundry <b>Note:</b> compressed fibre-cement [FC] sheet flooring.	Probable fibre-cement [FC] wall lining with skirting tiles. Plasterboard ceiling lining with cove profile plaster cornice. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the probable FC wall linings from damage during the course of the works.
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.
<b>Pitched Roof Cavity</b>	Traditional cut and pitched timber roof structure and ceiling frame. <b>Note:</b> approximately 90% of the roof structure to be removed to accommodate the first floor addition as part of the proposed Contract works. Areas of polystyrene panel insulation noted over Bathroom and front Bedroom. 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. Remove and dispose of the polystyrene insulation panels in a manner approved by NSW OEH and Blacktown City Council. Appropriate dust suppression measures to be provided. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
<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 retained - not associated with the proposed Contract works.	No action is required.
<b>Electrical Meter Board</b>	Located on northern wall of the front Bedroom. 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>Carport</b>	Freestanding lightweight metal structure with a flat roof and pan profile sheet metal roofing. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
<b>Storage Shed</b>	Freestanding steel framed structure with sandwich panel [polystyrene] walls and roofing. <b>Note 1:</b> structure is incomplete <b>Note 2:</b> not associated with the proposed Contract works.	No action is required.
<b>Approximate area of materials “that may” contain asbestos [ACM] to be removed as part of the proposed Contract works.</b>		<b>0.0m<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 BLACKTOWN CITY Council and the Principal Certifying Authority (PCA) if BLACKTOWN 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.

#### **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 BLACKTOWN CITY 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	
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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

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

**John Spindler**

**Date of Issue:** 19<sup>th</sup> May 2015