
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. N. Prendeville & Ms. C. Campbell
Location: 30 Gilderthorpe Avenue, Randwick

Plans for Job No: 7729/15

Revision No: C

Dated: 11-04-16

Council area: RANDWICK CITY

Date of assessment: 22nd April 2016

Our reference: HM04810416

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 northern elevation of the adjoining properties:
No. 30 & No. 32 Gilderthorpe Avenue, Randwick

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Original residence is circa 1920 -1930. Rear additions and internal renovations are approximately circa 1980
Type of construction:	Semi-detached single storey full brick / brick cavity construction on brick footings with a suspended timber floor system
External cladding:	Clay masonry brickwork
Roof:	<i>Common</i> traditional cut and pitched hipped and valley roof with front gables and concrete roofing tiles. Skillion roof to the rear additions with corrugated 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 property 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	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	Mainly dry sandy loam with areas of dampness noted including along the <i>common party / separation</i> wall. No evidence of hazardous materials was noted. Note: adjustments to plumbing and drainage system to be undertaken as part of the proposed Contract work	Appropriate dust suppression measures to be provided. No further action is required.
Exterior		
Cladding	Surface coated clay masonry brickwork. Note: existing windows to front Bedroom 1, Bedroom 2, Living room, Kitchen and study 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. No further action is required.
Eave soffit lining	Timber lining boards to top of exposed rafters. Note: partial western elevation eaves to be removed to accommodate first floor addition as part of the proposed Contract works - remainder of eaves to be retained.	Appropriate dust suppression measures to be provided. No further action is required.
Roofing material	Concrete roofing tiles to the original pitched roof structure. Note: approximately 50% of the roof structure is to be removed to accommodate the first floor addition as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Corrugated profile sheet metal roofing to the rear western and southern elevation roof surfaces. Note: approximately 50% of the roof structure is to be removed to accommodate the first floor addition as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Front porch	Timber lining boards to the soffit. Note: not affected by the proposed Contract works.	No action is required.
Rear deck	Attached timber framed skillion roof structure with combination of corrugated profile sheet metal and translucent acrylic roofing. Timber deck structure with timber decking. Note: not associated with the proposed Contract works	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to the wall surfaces, timber windows, timber fascia, eaves and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
Interior		
Entry	<p>Painted cement render to the walls</p> <p>Fibrous plaster ceiling lining with wide profiled plaster cornice and plaster ceiling rose.</p> <p>Note: not affected by the proposed Contract works.</p>	No action is required.
Hallway Note: roof space access	<p>Painted cement render to the walls</p> <p>Fibrous plaster ceiling lining with square set wall / ceiling junction.</p> <p>Note: existing door opening to Bedroom 2 to be bricked up; and all surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Bedroom 1	<p>Painted cement render to the walls</p> <p>Fibrous plaster ceiling lining with wide profiled plaster cornice and plaster ceiling rose.</p> <p>Note: existing window in front elevation to be removed and replaced; existing built in robe to be removed; new door opening to be created in <i>common</i> internal wall with existing Bedroom 2; and all surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Bedroom 2 Note: Shown as WIR / Ensuite on Construction Drawing 3 of 8 for Job No. 7729/15	<p>Painted cement render to the walls</p> <p>Fibrous plaster ceiling lining with square set wall / ceiling junction and plaster ceiling rose.</p> <p>Note: existing window western elevation to be removed and replaced; existing built in robe to be removed; new door opening to be created in <i>common</i> internal wall with existing Bedroom 1; existing door opening to Hallway to be bricked up; <i>common</i> internal wall with Living room to be demolished; existing flooring to be removed and replaced with wet area particleboard; ceiling lining 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.</p> <p>No further action is required.</p>
Living room Note: fireplace Note: Shown as Hallway/ Bedroom 2 on Construction Drawing 3 of 8 for Job No. 7729/15	<p>Painted cement render to the walls</p> <p>Fibrous plaster ceiling lining with wide profiled plaster cornice and plaster ceiling rose.</p> <p>Note: existing window western elevation to be removed and replaced; <i>common</i> internal wall with Bedroom 2 to be demolished; fireplace to be demolished; section of <i>common</i> internal wall with Dining room to be demolished and existing archway bricked up; existing flooring to be removed and replaced with sheet particleboard; ceiling frame to be adjusted to accommodate internal stairs; ceiling lining 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.</p> <p>No further action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Dining / Kitchen Note: raked ceiling	Painted cement render to the walls Stained timber lining boards to the ceiling with cove profile plaster cornices. Note: existing window western elevation to be removed and replaced; existing Kitchen to be stripped out and services terminated; section of <i>common</i> internal wall with Living room to be demolished and existing archway bricked up; <i>common</i> internal walls with Bathroom and Study to be demolished; existing flooring to be removed and replaced with strip timber flooring; 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.
Bathroom Note 1: raked ceiling with skylight Note 2: Shown as WC / Laundry on Construction Drawing 3 of 8 for Job No. 7729/15	Painted cement render to the walls above wall tiles to 2.1m. Plasterboard ceiling lining with cove profile plaster cornices. Note: existing fixtures and fitting to be stripped out and services terminated; section of <i>common</i> internal walls with Dining room, Hallway and WC to be demolished; existing flooring to be removed and replaced with wet area sheet particleboard flooring to suit new layout of WC and Laundry; skylight to be removed and ceiling repaired; 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.
Hallway 2 Note: raked ceiling	Combination of painted cement render and plasterboard to the framed walls. Stained timber lining boards to the ceiling with cove profile plaster cornices. Note: <i>common</i> internal walls with Bathroom and Study to be demolished; existing flooring to be removed and replaced with strip timber flooring; 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.
Study Note: raked ceiling	Combination of painted cement render and plasterboard to the framed walls. Stained timber lining boards to the ceiling with cove profile plaster cornices. Note: existing window western elevation to be removed and replaced; <i>common</i> internal walls with Hallway and Enclosed porch to be demolished; existing flooring to be removed and replaced with strip timber flooring; and all surfaces to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
<p>Enclose porch</p> <p>Note: raked ceiling</p>	<p>Painted cement render to the walls</p> <p>Stained timber lining boards to the ceiling with cove profile plaster cornices.</p> <p>Note: existing sliding door and frame wall to be removed and replaced with new bi-fold door assembly; <i>common</i> internal walls with Hallway and Study to be demolished; floor to be built up including with strip timber flooring; and all surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
<p>WC</p> <p>Note: Shown as Laundry on Construction Drawing 3 of 8 for Job No. 7729/15</p>	<p>Painted cement render to the walls</p> <p>Stained timber lining boards to the ceiling with cove profile plaster cornices.</p> <p>Note:; <i>common</i> internal walls with Hallway and Study to be demolished; floor to be built up and replaced with wet area sheet particleboard flooring to suit new layout of WC and Laundry; and all surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
<p>Painting - general</p>	<p>Combination of oil based and acrylic based surface coating to ceilings including stained timber lining boards, walls, doors, timber windows 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>
<p>Pitched Roof Cavity</p>	<p><i>Common</i> traditional cut and pitched timber roof structure and timber ceiling frame.</p> <p>Note 1: approximately 50% of the roof structure is to be removed to accommodate the first floor addition as part of the proposed Contract works.</p> <p>Synthetic mineral fibre [SMF] batt insulation overall the roof space.</p> <p>Note 2: insulation is to be retained as part of the proposed Contract works.</p> <p>Minimum ceiling dust is noted</p> <p>Note 3: existing brick chimney to Living room fireplace to be demolished down to ceiling level as part of the proposed Contract works.</p> <p>Note 4: brick <i>common party / separation</i> wall that terminates just below the roofing is noted with the adjoining property, No. 32</p>	<p>In our opinion the air quality will not be generally affected during the course of the construction of the new first floor addition.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
<p>Skillion Roof</p>	<p>Inspection of the roof cavity was not carried out due to the method of construction.</p> <p>Possible foil backed insulation [SMF] to underside of sheet metal roofing.</p> <p>Note: approximately 50% of the roof structure is to be removed to accommodate the first floor addition as part of the proposed Contract works.</p>	<p>Remove and dispose of the possible foil backed insulation / sarking in a manner approved by NSW OEH and Randwick City Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Electrical Meter Board	Located on the eastern wall of the front porch. Possible asbestos cement [ACM] backing board is noted. Note: 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 possible ACM from damage during the course of the works.
Approximate area of materials “ <i>that may</i> ” contain asbestos [ACM] to be removed as part of the proposed Contract works.		0.0m ²

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
- 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 2011 – Chapter 4 – Hazardous Work
- NSW Work Health and Safety Regulation 2011 – Chapter 6 – Construction Work
- NSW Work Health and Safety Regulation 2011 – Chapter 7 – Hazardous Chemicals
- NSW Work Health and Safety Regulation 2011 – 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 CITY Council and the Principal Certifying Authority (PCA) if RANDWICK 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 – 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 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 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 CITY Council.

4. AREAS NOT ASSESSED

With the exception of the rear skillion roof section all other areas associated with the proposed building works.

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

A handwritten signature in black ink, appearing to read 'M. Spindler', with a stylized flourish at the end.

Mark Spindler

Date of Issue: 22nd April 2016