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HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job Details: Owner/s: Mr. N. & Mrs. J. Keenan
Location: 35 Lawson Street, Bondi Junction

Plans for Job No: 7268/10 Revision No: 3 Dated: 10-11-10

Council Area: WAVERLEY

Date of Assessment: 19th January 2011

Our reference: HM01151210

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 any significant hazardous materials i.e. materials that may contain asbestos, ceiling dusts that may contain lead, paints that may contain lead or synthetic mineral fibres, **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 any NSW Department of Environment, Climate Change and Water [DECCW] Regulations, NSW OHS Act, NSW OHS Regulation or relevant Australian Standards.



Front eastern elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Original residence is circa 1890-1900. Rear addition and renovations circa 1995 -2000
Type of construction:	Freestanding single storey timber framed residence constructed on a combination of sandstone block and shallow brick footings with a suspended timber floor system.
External cladding:	Timber weatherboards to original residence and fibre cement weatherboards to rear addition
Roof:	Traditional cut and pitched gable ended roof and corrugated profile metal roofing. Skillion roof over rear addition with corrugated profile metal roofing.

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

Yes	x	No		Not Applicable	
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Orientation: For the purpose of this report the front of the residence faces:

East	x	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 to identify any significant hazardous materials i.e. materials that may contain asbestos, ceiling dusts that may contain lead, paints that may contain lead or synthetic mineral fibre insulation.

Under Floor Space	x	Exterior	x	Roof	x	Interior	x	Roof Cavity	x	Garage	N/A
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3. ASSESSMENT OF THE EXISTING RESIDENCE FOR HAZARDOUS MATERIALS

Inspected Area	Description and Comment	Assessment / Action
Under Floor Space	Areas of dampness to the sandy loam from ground water seepage. No hazardous materials observed.	
Exterior		
Cladding	Timber weather boards to original residence. Note: weatherboards to front Verandah to be removed as part of the Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Fibre cement weatherboards to rear Patio and addition incorporating Laundry and Bathroom.	Protect from damage during the course of the works. No further action is required.
	Fibre cement weatherboards to the front and rear gable ends. Note: front gable to be demolished as part of the Contract works.	Remove and dispose of in a manner approved by NSW DECCW and Waverley Council. Appropriate dust suppression measures to be provided. No further action is required.
	Probable asbestos flat sheet infill between Verandah deck and sandstone block work.	3.0m² Remove and dispose of in a manner approved by NSW DECCW and Waverley Council. Refer to attached Safe Work Method Statement. Appropriate dust suppression measures to be provided.
Painting	Combination of oil based enamel and acrylic to the external painted surfaces, timber windows and trims. Combination of oil based enamel and acrylic to the internal walls, ceilings, timber windows and trims.	No action is required.
	No lead based paints were observed.	
Eave lining	Timber lining boards to underside of rafters	No action is required
	Possible fibre cement sheets to eaves of rear patio and Bathroom / Laundry. Note: Not part of the Contract works.	All necessary steps are to be taken to protect the eaves from damage during the demolition and building works.
Roofing	Corrugated profile metal roofing. Note: roofing to front section over the original residence to be removed as part of the Contract works.	Appropriate dust suppression measures to be provided. No further action is required.

Inspected Area	Description and Comment	Assessment / Action
Interior Ground Floor		
Front Verandah	Enclosed Verandah with exposed corrugated metal to soffit and a combination of timber lining boards and timber weatherboards to walls. Note: to be demolished to form new internal stairwell and entry as part of the Contract works	Appropriate dust suppression measures to be provided. No further action is required.
Entry / Hallway Note: Roof space access	Timber lining boards to ceiling with timber moulding to cornice. Combination of hardboard sheet and timber lining boards to walls. Note: Not part of the Contract works.	No action is required.
Bedroom 1 Note: Shown as Bedroom 3 on Construction Drawing 3 of 6 for Job No. 7268/10	Timber lining boards to ceiling with timber moulding to cornice. Timber lining boards to walls. Note: Bulkhead is to be formed in the ceiling to accommodate new internal stairs; window in front eastern wall to be framed up and relocated to southern wall as part of the Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 2	Timber lining boards to ceiling with timber moulding to cornice. Timber lining boards to walls. Note: Not part of the Contract works.	No action is required
Kitchen / Dining / Living Note 1: Fireplace Note 2: Raked ceiling	Exposed timber trusses with plasterboard ceiling to top of trusses. Plasterboard to walls. Note: Not part of the Contract works	No action is required.
Bathroom / Laundry	Plasterboard ceiling. Wet area board to walls with ceramic wall tiles to 2.1m. Note 1: Completely renovated 2010. Note 2: Not part of the Contract works.	No action is required.
Rear Patio	Fibre cement weatherboards to walls and exposed corrugated metal roofing to soffit. Note: Not part of the Contract works.	No action is required.

Inspected Area	Description and Comment	Assessment / Action
Main pitched roof cavity	Traditional cut and pitched timber roof and ceiling frame.	In our opinion the air quality will not be affected during the course of the construction of the new upper floor frame. Appropriate dust suppression measures to be provided. No further action is required.
	No sarking to the underside of the corrugated profile metal roofing sheets.	
	Minimal ceiling dust was observed.	
	Note 1: Synthetic mineral fibre batt insulation [SMF] is installed overall the roof space and is to be retained as part of the Contract works. Note 2: Synthetic mineral fibre batt insulation [SMF] is installed to the internal gable wall between pitched roof and trussed roof over the Kitchen / Living room and is to be retained as part of the Contract works.	
Trussed roof cavity	Foil backed synthetic mineral fibre insulation [SMF] is installed between the plasterboard ceiling and the underside of the metal roofing sheets. Note: Not part of the Contract works.	No action is required
Skillion roof cavity	Foil backed synthetic mineral fibre insulation [SMF] is installed to the underside of the metal roofing sheets. Note: Not part of the Contract works.	No action is required
Electrical Meter Board	Located on external southern wall of front verandah. In our opinion the meter board complies with current industry and Supply Authority requirements.	No action is required.
Approximate area of materials <i>that may</i> contain asbestos to be removed as part of the Contract works		3.0m²

Safe Work Method Statement - Removal and Disposal of Materials *that may* contain Asbestos

The partial demolition of the residence and the removal, storage, handling and disposal of building materials must be carried out in accordance with the following regulations;

- NSW Occupational Health and Safety Act 2000
- WorkCover NSW Guidelines and Codes of Practice
- NSW Occupational Health and Safety (Hazardous Substances) Regulation 2001
- NSW Occupational Health and Safety (Asbestos Removal Work) Regulation 2001
- Australian Standard AS2601 [2001] – Demolition of Structures
- Australian Safety and Compensation Council [ASCC] - Code of Practice for the Safe Removal of Asbestos [NOHSC 2002 (2005)]
- NSW Protection of the Environment Operations Act [1997]

- NSW Protection of the Environment Operations [Waste] Regulation [2005]
- NSW Department of Environment, Climate Change and Water [DECCW] Guidelines

A demolition Work Plan must be submitted to Waverley Council and the Principal Certifying Authority (PCA) if Waverley Council is not the PCA, not less than two [2] working days **before commencing any demolition works** involving asbestos products or materials. A copy of the Demolition Work Plan must also be maintained on site and be made available to Council Officers upon request.

Any work involving the demolition, storage and disposal of asbestos products and materials must be carried out in accordance with the following requirements;

- Relevant Occupational Health & Safety legislation including but not limited to the Australian Safety and Compensation Council [ASCC] - Code of Practice for the Safe Removal of Asbestos [NOHSC 2002 (2005)], WorkCover NSW and NSW Department of Environment, Climate Change and Water [DECCW] requirements.
- Appropriate warning signage and barricades are to be erected to prevent 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 Contractor.
- All products and materials “*that may*” contain asbestos 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 must be kept damp. Prevent and or contain excess run off water.
- All products and materials “*that may*” contain asbestos is to be either wrapped in recommended plastic or placed in leak proof lined bins or vehicles and covered.
- All products and materials “*that may*” contain asbestos is to be stored in a secure area and removed from site as soon as practical in a covered leak proof vehicle.
- A Clearance Certificate of Statement, prepared by a suitably qualified person [i.e. an Occupational Hygienist, WorkCover NSW licensed Asbestos Removal Contractor 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 has been removed appropriately and the relevant Conditions of Consent have been satisfied.
- All products and materials “*that may*” contain asbestos is to be disposed of in a manner, and at a site approved by the NSW Department of Environment, Climate Change and Water [DECCW], appropriate disposal Authority or Waverley Council.
- Asbestos cement sheets are not to be reused.

4. AREAS NOT ASSESSED

All areas associated with the Contract 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 was considered:

Low	X	Moderate		Moderate to High		High	
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CERTIFICATION

This document certifies that the residence described in this report has been assessed for the inclusion of hazardous materials i.e. materials that may contain asbestos, paints that may contain lead, ceiling dusts that may contain lead or synthetic mineral fibres in the existing structure.

This assessment and report was carried out by: John Spindler

Contractors Licence No. 84050C

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



John Spindler

Date of Issue: 20th January 2011