

HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. P & Mrs. K. O'Meally
Location: 266A Burns Bay Road, Lane Cove

Plans for Job No: 7565/14 Revision No: F Dated: 29-09-14

Council area: LANE COVE

Date of assessment: 1st October 2014

Our reference: HM03390914

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 western elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1980 -1985
Type of construction:	Freestanding single storey full brick / brick cavity construction with a concrete slab on ground floor system
External cladding:	Clay brickwork
Roof:	Engineered timber trussed hipped and valley structure with concrete 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	N/A	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
Under Floor Space	Slab on ground construction	No action is required.
Exterior		
Cladding	Face clay masonry brickwork.	No action is required.
Eave soffit lining	Probable fibre cement [FC] sheet. Note: existing eaves to be retained as part of the proposed Contract works.	All necessary steps are to be taken to protect the retained eave lining from damage during the course of the works.
Roofing	Concrete roofing tiles. Note: approximately 70% of the roof structure to be removed to accommodated upper floor frame as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Painting - general	Acrylic based surface coating to eaves, fascia and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Interior Ground Floor		
Lounge / Dining/ Kitchen Note: attic ladder	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. Note: attic ladder to be relocated within the ceiling and ceiling repaired as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Study	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.
TV Room	Painted cement render to the walls. Plasterboard ceiling with cove profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.
Air lock and Laundry Note: Roof space access	Painted cement render to the walls with skirting tiles. Plasterboard ceiling with cove profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Separate WC	<p>Painted cement render to the walls with skirting tiles.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p>Note: not part of the proposed Contract works.</p>	No action is required.
Bathroom	<p>Painted cement render to the walls above wall tiles to 2.1 in shower recess and 1.2m outside.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p>Note: not part of the proposed Contract works.</p>	No action is required.
Hallway	<p>Painted cement render to the walls.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p>Note: doorway into Bedroom 2 to be modified to accommodate internal stairs; and surfaces 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 Note: Shown as Bedroom 2 on Construction Drawing 3 of 8 for Job No. 7565/14	<p>Painted cement render to the walls.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p>Note: not part of the proposed Contract works.</p>	No action is required.
Bedroom 2 Note: Shown as Stairs / Dressing room on Construction Drawing 3 of 8 for Job No. 7565/14	<p>Painted cement render to the walls.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p>Note: doorway into Hallway 2 to be modified; and ceiling frame adjusted to accommodate internal stairs; <i>common</i> internal brick wall with Bedroom 3 to be partially demolished and surfaces 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 3 Note: Shown as Bedroom 1 on Construction Drawing 3 of 8 for Job No. 7565/14	<p>Painted cement render to the walls.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p>Note: <i>common</i> internal brick wall with Bedroom 3 to be partially demolished to form opening for proposed Dressing room and surfaces 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
Ensuite	<p>Painted cement render to the walls above wall tiles to 2.1 in shower recess and 1.2m outside.</p> <p>Plasterboard ceiling with cove profile plaster cornice.</p> <p>Note: not part of the proposed Contract works.</p>	No action is required.
Painting - general	<p>Acrylic based surface coating to ceilings, walls, doors, window reveals 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>
Pitched Roof Cavity	<p>Engineered timber trussed roof structure and ceiling frame.</p> <p>Note 1: approximately 70% of the roof structure to be removed / adjusted to accommodate upper 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 to be retained as part of the proposed Contract works.</p> <p>Sarking noted to the underside of the concrete roofing tiles.</p> <p>Minimal ceiling dust was noted.</p>	<p>In our opinion the air quality will not be generally affected during the course of the construction of the new upper floor frame.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Electrical Meter Board	<p>Meter board is located on the external northern wall of the TV room.</p> <p>Note: to be retained in current position as part of the proposed Contract works.</p>	No action is required.
Carport	<p>Attached engineered timber trussed roof structure supported on brick piers and timber edge beams. Probable gypsum plasterboard ceiling with cove profile plaster cornices.</p> <p>Note: rear section of roof to be adjusted to accommodate upper floor frame as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Cubby House	<p>Freestanding timber framed structure with timber weatherboard cladding. Pitched gable ended roof with sheet metal roofing.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required
Approximate area of materials “<i>that may</i>” contain asbestos [ACM] to be removed as part of the proposed Contract works.		0.0m²

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.

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 WorkCover NSW, NSW Office of Environment and Heritage [OEH], appropriate licensed 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	
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CERTIFICATION

This document certifies 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



John Spindler

Date of Issue: 2nd October 2014