
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. M. & Mrs. K. Hunter
Location: 23 Countess Street, Mosman NSW

Plans for Job No: 7543/14 **Revision No:** D **Dated:** 06-06-14

Council area: MOSMAN

Date of assessment: 24th June 2014

Our reference: HM03100514

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 [OEHL] Regulations.



Front western elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Approximately circa 1950
Type of construction:	Freestanding single storey full brick / brick cavity construction on brick footings with a suspended timber floor system
External cladding:	Clay masonry brickwork
Roof:	Traditional cut and pitched timber 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	✓	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	<p>Predominantly dry sandy loam with areas of dampness noted adjacent to front wall of Dining room.</p> <p>No hazardous materials were noted.</p> <p>Note: plumbing and drainage to be provided for new Kitchen as part of the proposed Contract works</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Exterior		
Cladding	<p>Face clay brickwork to northern elevation. Clay masonry brickwork with stucco finish above floor level to southern and eastern elevations.</p> <p>Note: existing Laundry door opening to be bricked up; walls to be cement rendered as shown on Elevations; 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>Possible fibre cement [FC] sheet with stucco finish to framed walls of front Dining room.</p> <p>Note: existing windows to be removed and openings filled in; new window openings and windows to be installed as part of the proposed Contract works</p>	<p>6.0m²</p> <p>Remove and dispose of the probable fibre-cement [FC] in a manner approved by NSW OEH and Mosman Council.</p> <p>See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].</p>
	<p>Possible asbestos cement [ACM] sheet to front gable cladding.</p> <p>Note: gable to be demolished and roof to be re-pitched as part of the proposed Contract works</p>	<p>2.4m²</p> <p>Remove and dispose of the possible asbestos cement [ACM] in a manner approved by NSW OEH and Mosman Council.</p> <p>See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].</p>

Area Assessed	Description and Comment	Assessment / Action
Eave lining	Nil eave lining to exposed rafter ends to pitched roof	No action is required.
	Possible fibre cement [FC] sheet to Dining room eave. Note: existing roof to Dining room to be demolished to be demolished and roof to be re-pitched as part of the proposed Contract works.	5.6m² Remove and dispose of the probable fibre-cement [FC] to eaves in a manner approved by NSW OEH and Mosman Council. See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].
	Possible fibre cement [FC] sheet to rear skillion roof eave to Kitchen / Laundry. Note: existing sheet metal roof to be replaced with roofing tiles as part of the proposed Contract works.	2.7m² Remove and dispose of the probable fibre-cement [FC] to eave in a manner approved by NSW OEH and Mosman Council. See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].
Roofing	Concrete roofing tiles to pitched roof. Note: majority of roof structure to be removed to accommodate upper floor frame as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Pan ribbed profile metal roofing to flat roof over Dining room. Note: roof structure to be removed and re-pitched as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Pan ribbed profile metal roofing to flat roof over front porch. Note: not part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Corrugated profile sheet metal roofing to rear skillion roof. Note: corrugated sheets to be removed and replaced with roofing tiles 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 part of the proposed Contract works.	No action is required
Painting - general	Combination of oil based and 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.

Area Assessed	Description and Comment	Assessment / Action
Interior		
Entry / Hallway	<p>Painted cement render to the walls.</p> <p>Gypsum plasterboard with cove profile plaster cornice to the ceiling.</p> <p>Note: not part of the proposed Contract works</p>	No action is required.
Dining room	<p>Gypsum plasterboard to the wall linings.</p> <p>Possible fibre-cement [FC] to ceiling with plastic cover moulds.</p> <p>Note: existing <i>common</i> internal brick wall and opening head with the Living room to be demolished; new internal skin framed walls to be constructed to align with existing walls; ceiling to be framed up and lined with gypsum plasterboard as part of the proposed Contract works.</p>	<p>18.0m²</p> <p>Remove and dispose of the probable fibre-cement [FC] in a manner approved by NSW OEH and Mosman Council.</p> <p>See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Living room	<p>Painted cement render to the walls.</p> <p>Gypsum plasterboard with cove profile plaster cornice to the ceiling.</p> <p>Note: existing <i>common</i> internal brick wall and opening head with the Dining room to be demolished; and opening 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 4 on Construction Drawing 3 of 9 for Job No. 7543/14	<p>Painted cement render to the walls.</p> <p>Gypsum plasterboard with cove profile plaster cornice to the ceiling.</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 2.1m.</p> <p>Gypsum plasterboard with cove profile plaster cornice to the ceiling.</p> <p>Note: ceiling frame to be adjusted to accommodated soffit of new internal stairs; and ceiling 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
Bedroom 2 Note: Shown as Kitchen on Construction Drawing 3 of 9 for Job No. 7543/14	Painted cement render to the walls. Panelled fibrous plaster ceiling with plaster cornice. Note: <i>common</i> internal brick walls with Hallway and Kitchen to be demolished to form new Kitchen / Family room: ceiling to be framed up and surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Hallway Note: roof space access ladder	Painted cement render to the walls. Timber lining boards to the ceiling with timber batten cornice. Note: <i>common</i> internal brick walls with Bedroom 2 and Kitchen to be demolished to form new Kitchen / Family room: ceiling to be framed up and surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Study Note: Shown as Stairwell on Construction Drawing 3 of 9 for Job No. 7543/14	Painted cement render to the walls. Timber lining boards to the ceiling with timber batten cornice. Note: ceiling frame to be adjusted to accommodate internal stairs; existing nib walls to be demolished and surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Kitchen Note 1: raked ceiling Note 2: Shown as Family room on Construction Drawing 3 of 9 for Job No. 7543/14	Painted cement render to the walls. Gypsum plasterboard with cove profile plaster cornice to the ceiling. Note: to be completely stripped and services disconnected; common internal brick wall with Bedroom 2 to be demolished; ceiling to be framed up and surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Laundry/ WC	Painted cement render to the walls. Gypsum plasterboard ceiling with square set wall/ ceiling junction. Note: existing Laundry to be completely stripped and renovated: existing external door to be bricked up 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
Painting - general	<p>Combination of oil based and 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>Traditional cut and pitched timber roof structure and timber ceiling frame.</p> <p>Note: roof structure to be removed to accommodate upper floor addition as part of the proposed Contract works.</p> <p>Synthetic mineral fibre [SMF] batt insulation over all the ceiling space.</p> <p>Ceiling joist partially decked over with particleboard sheets.</p> <p>Sarking provided to underside of roofing tiles.</p> <p>Minimal ceiling dust was noted.</p>	<p>Remove and dispose of the insulation [SMF] as required in a manner approved by NSW OEH and Mosman Council.</p> <p>See attached Safe Work Method Statement for the removal of synthetic mineral fibre insulation [SMF]</p> <p>In our opinion the air quality will not be 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>
Skillion Roof Cavity	<p>Due to the method of construction no access is available to the flat roof space over the front Dining room or to the skillion roof across the rear Kitchen and Laundry.</p> <p>Note 1: roof structure to Dining room to be removed and re-pitched as part of the proposed Contract works.</p> <p>Note 2: corrugated sheet roofing to Kitchen/ Laundry to be removed and replaced with roofing tiles as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Electrical Meter Board	<p>Located on the southern wall of the front porch.</p> <p>In our opinion the existing meter board complies with current industry and Supply Authority requirements.</p> <p>Note: to be retained in current position as part of the proposed Contract works.</p>	<p>No action is required.</p>
Approximate area of materials “that may” contain asbestos [ACM] to be removed as part of the proposed Contract works.		34.7m²

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 MOSMAN Council and the Principal Certifying Authority (PCA) if MOSMAN 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 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 *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 *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 *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 *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 *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 *reasonably practicable* the generation of airborne asbestos dust and fibres [ACD]. Prevent and or contain excess run off water.
- Where *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 *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 *reasonably practicable*, at a licensed asbestos disposal site and in a manner approved by WorkCover NSW, NSW Office of Environment and Heritage [OEH] or MOSMAN Council.

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 *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 *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 *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 *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 *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 MOSMAN Council.

4. AREAS NOT ASSESSED

With the exception of the flat or skillion roof areas, all other 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

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

John Spindler

Date of Issue: 25th June 2014