



JONSPIN

Building Services Pty. Ltd.
ACN 083 226 028
ABN 90 083 226 028
Builders Licence No. 94050C

6 Premier Drive, Albion Park NSW 2527
Telephone: 0242574770
Mobile No: 0418 471 343
Email: jonspin@bigpond.com.au

HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner: Mrs. S. Pather
Location: 22 Kinnard Way, Kellyville, NSW. 2155.

Plans for Job No: 7704/15

Revision No: C

Dated: 21-12-2015

Council area: THE HILLS SHIRE

Date of assessment: 27th January 2016

Our reference: HM04580116

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 southern elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1999
Type of construction:	Freestanding double storey brick veneer residence constructed on a concrete slab on ground an deep floor joists to the first floor level
External cladding:	Clay brickwork
Roof:	Engineered timber hipped and valley roof structure with concrete roofing tiles.

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

Yes	✓	No		Not Applicable	
-----	---	----	--	----------------	--

Orientation: For the purpose of this report the front of the residence faces:

East		West		North		South	✓	Northeast		Northwest		Southeast		Southwest	
------	--	------	--	-------	--	-------	---	-----------	--	-----------	--	-----------	--	-----------	--

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	✓	Garage	✓
-------------------	-----	----------	---	---------------	---	-------------	---	----------	---	--------	---

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	Clay masonry brickwork Note: northern [rear] elevation walls to the Meals and Rumpus room to be demolished and rebuilt including new window assemblies as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Probable fibre-cement [FC] sheet to rear northern elevation first floor level Note: northern [rear] elevation to existing Bedrooms 3 and 4 room to be demolished to accommodate first floor addition as part of the proposed Contract works.	Remove and dispose of the wall cladding in a manner approved by NSW OEH and The Hills Shire Council. Appropriate dust suppression measures to be provided. No further action is required.
	Probable fibre-cement [FC] sheet to bulkheads over rear ground floor openings. Note: northern [rear] elevation to existing Meals to be demolished and rebuilt as part of the proposed Contract works.	Remove and dispose of the bulkhead cladding in a manner approved by NSW OEH and The Hills Shire Council. Appropriate dust suppression measures to be provided. No further action is required.
Eave soffit lining	Probable fibre-cement [FC] sheet to rear northern elevation first floor level eaves. Note: northern [rear] elevation roof structure over existing Bedrooms 3 and 4 room to be demolished and re-pitched to accommodate first floor addition as part of the proposed Contract works.	Remove and dispose of the eave soffit in a manner approved by NSW OEH and The Hills Shire Council. Appropriate dust suppression measures to be provided. No further action is required.
Roofing material	Concrete roofing tiles to all roofing surfaces. Note 1: northern [rear] elevation lower level roof structure over the Rumpus room to be demolished to accommodate first floor addition as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Note 2: northern [rear] elevation upper level roof structure over existing Bedrooms 3 and 4 room to be re-pitched to accommodate the first floor addition as part of the proposed Contract works.	
Front Portico	Probable fibre-cement [FC] sheet to portico soffit. Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the portico soffit from damage during the course of the works.

Area Assessed	Description and Comment	Assessment / Action
Rear pergola / slab	Attached timber framed structure with a combination of sheet metal and acrylic sheet corrugated profile roofing. Note: stencilled concrete slab and timber structure to be demolished and new deck / slab to be constructed 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 the eaves and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Interior Ground Floor		
Entry / Foyer	Plasterboard wall lining. Plasterboard ceiling lining with decorative profiled cove plaster cornices. Note: not associated with the proposed Contract works.	No action is required
Study	Plasterboard wall lining. Plasterboard ceiling lining with decorative profiled cove plaster cornices. Note: not associated with the proposed Contract works.	No action is required
Living / Dining	Plasterboard wall lining. Plasterboard ceiling lining with decorative profiled cove plaster cornices. Note: not associated with the proposed Contract works.	No action is required
Powder	Probable fibre-cement wall lining with skirting tiles. Plasterboard ceiling lining with decorative profiled cove plaster cornices. Note: not associated with the proposed Contract works.	No action is required
Laundry	Probable fibre-cement [FC] wall lining with wall tiles to 1.5m over wash tubs and with skirting tiles. Plasterboard ceiling lining with cove profiled plaster cornices. Note: not associated with the proposed Contract works.	No action is required

Area Assessed	Description and Comment	Assessment / Action
Meals / Family / Kitchen	Plasterboard wall lining. Plasterboard ceiling lining with decorative profiled cove plaster cornices. Note: <i>common</i> internal framed bulkhead between Kitchen / Meals area to be demolished; existing external walls to be demolished and new window/ door assemblies installed; ceiling to Meals area to be replaced; and all surfaces are to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Rumpus	Plasterboard wall lining. Plasterboard ceiling lining with decorative profiled cove plaster cornices. Note: existing external wall to pergola area to be demolished and new brick wall to be built including new window assembly; and all surfaces are to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Stairwell	Plasterboard wall lining. Enclosed timber treads, risers and stringers. Cupboard under stairs. Note: not associated with the proposed Contract works.	No action is required
Painting - general	Acrylic based surface coating to ceilings, walls, doors, window reveals and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Interior First Floor		
Stair Foyer / TV area	Plasterboard wall lining. Plasterboard ceiling lining with cove profiled plaster cornices. Note: not associated with the proposed Contract works.	No action is required
Bedroom 1/ Retreat	Plasterboard wall lining. Plasterboard ceiling lining with cove profiled plaster cornices. Note: not associated with the proposed Contract works.	No action is required
Walk-in robe Note: roof space access	Plasterboard wall lining. Plasterboard ceiling lining with cove profiled plaster cornices. Note: not associated with the proposed Contract works.	No action is required

Area Assessed	Description and Comment	Assessment / Action
Ensuite	<p>Probable fibre-cement [FC] wall lining with wall tiles from floor to ceiling level.</p> <p>Plasterboard ceiling lining with cove profiled plaster cornices.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required
Bathroom	<p>Probable fibre-cement [FC] wall lining with wall tiles to 1.5m and 1.8 m to shower recess.</p> <p>Plasterboard ceiling lining with cove profiled plaster cornices.</p> <p>Note 1: possible synthetic mineral fibre [SMF] batt insulation within the external wall cavity</p> <p>Note 2: existing rear framed wall to be demolished and rebuilt in brick veneer; existing fixtures and fittings to be existing stripped out and layout completely re-figured ceiling to be removed and replaced; and all surfaces are to be made good as part of the proposed Contract works.</p>	<p>Remove and dispose of the wall linings in a manner approved by NSW OEH and The Hills Shire Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Bedroom 2	<p>Plasterboard wall lining.</p> <p>Plasterboard ceiling lining with cove profiled plaster cornices.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required
Bedroom 3	<p>Plasterboard wall lining.</p> <p>Plasterboard ceiling lining with cove profiled plaster cornices.</p> <p>Note 1: possible synthetic mineral fibre [SMF] batt insulation within the external wall cavity.</p> <p>Note 2: existing rear framed wall to be demolished and rebuilt in brick veneer and floor area extended to include for Ensuite; <i>common</i> internal framed wall with Bedroom 4 to be demolished and new frame wall constructed; existing ceiling to be removed and replaced; and all surfaces are to be made good as part of the proposed Contract works.</p>	<p>Remove and dispose of the insulation in a manner approved by NSW OEH and The Hills Shire 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
Bedroom 4	<p>Plasterboard wall lining.</p> <p>Plasterboard ceiling lining with cove profiled plaster cornices.</p> <p>Note 1: possible synthetic mineral fibre [SMF] batt insulation within the external wall cavity.</p> <p>Note 2: existing rear framed wall to be demolished and rebuilt in brick veneer and floor area extended to include for Ensuite; <i>common</i> internal framed wall with Bedroom 3 to be demolished and new frame wall constructed; existing ceiling to be removed and replaced; and all surfaces are to be made good as part of the proposed Contract works.</p>	<p>Remove and dispose of the insulation in a manner approved by NSW OEH and The Hills Shire Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
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>
<p>Lower Roof Cavity</p> <p>Note: no access is provided to this section of roof</p>	<p>Engineered timber trussed roof structure and ceiling frame.</p> <p>Note: northern [rear] elevation roof structure over the Rumpus room to be demolished to accommodate first floor addition as part of the proposed Contract works.</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>
Upper roof cavity	<p>Engineered timber trussed roof structure and ceiling frame.</p> <p>Note 1: northern [rear] elevation roof structure over existing Bedrooms 3 and 4 room to be re-pitched to accommodate 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 to be retained as part of the proposed Contract works.</p> <p>Foil sarking is provided to the underside of the roofing tiles</p> <p>Minimal ceiling dust was noted.</p> <p>Flexible air conditioning duct work noted overall the roof space.</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>Remove and dispose of the foil sarking in a manner approved by NSW OEH and The Hills Shire Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Electrical Meter Board	<p>Located on the western wall.</p> <p>In our opinion the existing meter board complies with current industry and Supply Authority requirements.</p> <p>Note: meter board to be retained in current position as part of the proposed Contract works.</p>	<p>No action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Garage	Attached full brick structure with and engineered timber hipped and valley roof and concrete roofing tiles. Plasterboard lined ceiling with cove profiled plaster cornices. Note: not associated with the proposed Contract works.	No action is required.
Approximate area of materials “that may” 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 [OEHS] Regulations and Guidelines

A Demolition Work Plan must be submitted to Council and the Principal Certifying Authority (PCA) if THE HILLS SHIRE 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 THE HILLS SHIRE Council.

4. AREAS NOT ASSESSED

With the exception of the lower roof cavity over the ground floor Rumpus room, 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	
-----	--	----------	---	------------------	--	------	--

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



John Spindler

Date of Issue: 27th January 2016