
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner: Ms. K. Sweeney

Location: 14d Dudley Street, Randwick NSW

Plans for Job No: 7615/14 **Revision No:** F **Dated:** 07-07-15

Council area: RANDWICK CITY

Date of assessment: 10th July 2015

Our reference: HM04080715

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 north eastern elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1950-1955
Type of construction:	Freestanding single storey split level full brick / brick cavity construction on strip footings with internal brick piers supporting a suspended timber floor system. Building platform is excavated into the site.
External cladding:	Clay masonry brickwork
Roof:	Traditional cut and pitched gabled ended roof structure with terra cotta 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	✓	Garage	✓
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3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space Note: internal access	Mainly dry sandy loam No hazardous materials were observed. Note: adjustments to the plumbing and drainage to existing Kitchen / Bathroom / Laundry to be undertaken to accommodate new layout as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Exterior		
Cladding	Clay brickwork with a surface coated cement render finish. Note: existing windows in rear south western elevation to be removed and openings bricked up; brick skin to south eastern elevation to be removed to accommodate new Study addition as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Probable asbestos cement [ACM] sheet to gable end cladding with timber cover strips. Note 1: gables to be demolished to accommodate ground floor and first additions as part of the proposed Contract works. Note 2: north western elevation gable to be retained and does not form part of the proposed Contract works	5.0m² Remove and dispose of the probable ACM gable cladding in a manner approved by WorkCover NSW, NSW OEH and Randwick City Council. See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM]. All necessary steps are to be taken to protect the retained north western gable from damage during the course of the works. Appropriate dust suppression measures to be provided. No further action is required.
Eave soffit lining	Probable asbestos cement [ACM] sheet to eave soffits. Note: south eastern gable soffit and partial rear south western eaves to be removed as part of the proposed Contract works.	7.2m² Remove and dispose of the probable ACM soffit in a manner approved by WorkCover NSW, NSW OEH and Randwick City Council. See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM]. All necessary steps are to be taken to protect the retained ACM eave soffit lining from damage during the course of the works. Appropriate dust suppression measures to be provided. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
Roofing	Terra cotta roofing tiles Note: approximately 50% of the roof structure to be removed to accommodate first floor frame as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Front entry	Concrete slab hood Note: not associated with the proposed Contract works.	No action is required.
Paving to south eastern elevation	Concrete slab with concrete pavers over. Treated pine access steps. Note: concrete slab and access steps to be removed and new slab poured to accommodate new Study addition as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required. Remove and dispose of any treated pine timber in a manner approved by NSW OEH and Randwick City Council.
Painting - general	Combination of oil based and acrylic based surface coating to cement rendered walls, gables, timber windows, barges, fascia, eaves and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Interior Basement Level		
Bedroom Note: Shown as Rumpus on Construction Drawing 3 of 10 for Job No. 7615/14	Painted cement render to the walls. Fibrous plaster ceiling lining with wide profiled plaster cornice. Note: existing timber window to be removed and replaced as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Stairwell	Painted cement render to the walls. Fibrous plaster ceiling lining with wide profiled plaster cornice. Note: not part of the proposed Contract works.	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to walls, door, timber window 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 Ground Floor		
Entry / Stairs	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide profiled plaster cornice.</p> <p>Note: existing timber window in front wall 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. No further action is required.</p>
Kitchen / Dining Note: Shown as Bedroom 1 / WIR / Ensuite on Construction Drawing 4 of 10 for Job No. 7615/14	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide profiled plaster cornice.</p> <p>Note: existing Kitchen to be stripped out; existing door opening in south eastern wall to be bricked up; existing timber windows in rear south western wall and front wall to be removed and replaced; existing cornice 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. No further action is required.</p>
Lobby Note: roof space access	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide profiled plaster cornice.</p> <p>Note: existing door opening to Kitchen to be bricked up; <i>common</i> brick internal wall to existing shower recess to be extended; part brick walls above proposed stairs to be demolished to accommodate new internal stairs existing timber balustrade to be removed and replaced with frameless glass; and all surfaces to be made good; as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Bathroom	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide profiled plaster cornice.</p> <p>Note: internal brick wall to existing shower recess to be extended to accommodate new internal stairs; existing timber window 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. No further action is required.</p>
Bedroom 1	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide profiled plaster cornice.</p> <p>Note: existing timber window 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. No further action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Bedroom 2	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide profiled plaster cornice.</p> <p>Note: existing timber window 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. No further action is required.</p>
Painting - general	<p>Combination of oil based and acrylic based surface coating to walls, doors, timber windows and trims.</p> <p>No exposed lead based paints were observed.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Pitched Roof Cavity	<p>Traditional cut and pitched timber roof structure and ceiling frame.</p> <p>Note 1: approximately 50% of the roof structure to be removed to accommodate the ground floor and first floor additions 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>Minimal ceiling dust was noted.</p> <p>Flexible air- conditioning ductwork noted throughout 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 ground floor and first floor additions.</p> <p>Appropriate dust suppression measures to be provided. No further action is required.</p>
	<p>Malthoid sarking noted to the underside of the roofing tiles.</p> <p>Note 3: possible asbestos cement [ACM] fibre in the malthoid sarking</p>	<p>20.0m²</p> <p>Remove and dispose of the malthoid sarking in a manner approved by WorkCover NSW, NSW OEH and Randwick City Council.</p> <p>See attached Safe Work Method Statement for the removal of material that may contain asbestos [ACM].</p> <p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Electrical Meter Board	<p>Located on eastern wall of front porch.</p> <p>In our opinion the existing meter board complies with current industry and Supply Authority requirements.</p> <p>Note 1: board to be relocated as part of the proposed Contract works.</p> <p>Note 2: POA to be retained in current position.</p>	<p>No action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Garage	Excavated into the site. Freestanding full brick / brick cavity construction, concrete floor slab and concrete roof slab with tiled deck. Note: existing floor and roof slab to be demolished; walls extended to create wider garage; walls to be built up so as to provide 2.4m ceiling height and new timber framed roof structure built; as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Approximate area of materials “that may” contain asbestos [ACM] to be removed as part of the proposed Contract works.		12.2m²

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 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.

ASBESTOS [ACM] 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 is *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.

- RANDWICK CITY Council Asbestos Policy as adopted 13 September 2005
- The person with Management Control of the workplace and the licensed Asbestos Removalist must, so far as is *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 is *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 is *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 is *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 is *reasonably practicable* the generation of airborne asbestos dust and fibres [ACD]. Prevent and or contain excess run off water.
- Where it is *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 is *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 is *reasonably practicable*, at a licensed asbestos disposal site and in a manner approved by WorkCover NSW, NSW Office of Environment and Heritage [OEH] 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 WorkCover NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or RANDWICK CITY 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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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: 10th July 2015