



JONSPIN

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HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. C. & Mrs. A. Murray
Location: 19 Vista Avenue, Balgowlah Heights

Plans for Job No: 7644/15 **Revision No:** E **Dated:** 29-07-15

Council area: MANLY

Date of assessment: 5th August 2015

Our reference: HM04150715

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 eastern elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1950 -1955.
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 gable 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	Dampness and ground water seepage noted overall the underfloor space. No hazardous materials were observed. Note: adjustments to the plumbing and drainage system to be undertaken as part of the proposed Contract works	Appropriate dust suppression measures to be provided. No further action is required.
Exterior		
Cladding	Surface coated cement rendered clay masonry brickwork. Note: brick gables 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.
Eave soffit lining	Possible asbestos cement [ACM] sheet soffit lining. Note: existing roof structure to be removed to accommodate first floor addition as part of the proposed Contract works.	13.0m² Remove and dispose of the probable ACM soffit in a manner approved by WorkCover NSW, NSW OEH and Manly 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.
Roofing	Terra cotta roofing tiles including to rear Sunroom. Note 1: existing roof structure to be removed to accommodate first floor addition as part of the proposed Contract works. Note 2: roof structure to Sunroom to be demolished and new skillion roof structure constructed 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
Front porch Note: roof space access	Possible asbestos cement [ACM] sheet soffit lining. Note: existing porch including walls to be demolished to for new Laundry and Stairs as part of the proposed Contract works.	2.0m² Remove and dispose of the possible ACM soffit in a manner approved by WorkCover NSW, NSW OEH and Manly Council. See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM]. Appropriate dust suppression measures to be provided. No further action is required.
Painting - general	Combination of oil based and acrylic based surface coating to the brick walls, timber windows, fascia, eaves and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Interior		
Entry / Foyer Note: Shown as Laundry / Stairs on Construction Drawing 3 of 9 for Job No. 7644/15	Painted cement render to the walls. Plasterboard ceiling lining with wide ornate profile plaster cornices. Note: external skin of <i>common</i> walls with Bedroom 2 and Kitchen to be removed; existing ceiling and cornice to be removed and replaced; existing floor to be built up with particleboard flooring and all surfaces to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Hallway	Painted cement render to the walls. Plasterboard ceiling lining with wide ornate profile plaster cornices. Note: <i>common</i> internal wall with Bedroom 1 and WIR to be demolished; existing cornice to be removed and replaced; and all surfaces to be 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 Foyer on Construction Drawing 3 of 9 for Job No. 7644/15	Painted cement render to the walls. Plasterboard ceiling lining with wide ornate profile plaster cornices. Note: existing window in northern wall to be removed and bricked up; and new window opening created; new opening to be created in front eastern wall; existing strip timber flooring to be removed and replaced with structural board and floor tiled; and all surfaces to be made good 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
Bedroom 1 Note: Shown as Lounge room on Construction Drawing 3 of 9 for Job No. 7644/15	Painted cement render to the walls. Plasterboard ceiling lining with wide ornate profile plaster cornices. Note: existing window in front eastern wall to be removed and bricked up; and new window openings created; <i>common</i> internal wall with Ensuite /WIR to be demolished; and all surfaces to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Ensuite Note: Shown as Lounge room on Construction Drawing 3 of 9 for Job No. 7644/15	Painted cement render to the walls above wall tiles to 2.0m and with ceramic floor tiles. Plasterboard ceiling lining with wide ornate profile plaster cornices. Note: room to be stripped out including fixtures and fittings and wall tiles to be removed; plumbing and drainage to be terminated; existing window in southern wall to be removed and bricked up; <i>common</i> internal walls with Bedroom 1 and WIR to be demolished; existing cornice to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
WIR Note: Shown as Lounge room on Construction Drawing 3 of 9 for Job No. 7644/15	Painted cement render to the walls. Plasterboard ceiling lining with wide ornate profile plaster cornices. Note: <i>common</i> internal walls with Bedroom 1 and Ensuite to be demolished; existing cornice to be removed and replaced; and all surfaces to be made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 2 Note: Shown as Bedroom 4 on Construction Drawing 3 of 9 for Job No. 7644/15	Painted cement render to the walls. Plasterboard ceiling lining with wide ornate profile plaster cornices. Note: not associated with the proposed Contract works.	No action is required.
Bedroom 3 Note: Shown as Study on Construction Drawing 3 of 9 for Job No. 7644/15	Painted cement render to the walls. Plasterboard ceiling lining with wide ornate profile plaster cornices. Note: not associated with the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Bathroom	<p>Painted cement render to the walls above wall tiles to 2.0m and with ceramic floor tiles.</p> <p>Plasterboard ceiling lining with wide ornate profile plaster cornices.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Kitchen	<p>Painted cement render to the walls.</p> <p>Plasterboard ceiling lining with wide ornate profile plaster cornices.</p> <p>Note: cut out in common internal wall with Entry / Foyer to be blocked in: and all surfaces to be 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>
Dining / Living	<p>Painted cement render to the walls.</p> <p>Plasterboard ceiling lining with wide ornate profile plaster cornices.</p> <p>Note; opening to <i>common</i> internal wall with Sun room to be adjusted to accommodate new bi-fold doors; and all surfaces to be 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>
Sunroom	<p>Painted cement render to the walls.</p> <p>Plasterboard ceiling lining with wide ornate profile plaster cornices.</p> <p>Note: roof structure and ceiling frame to be demolished and re-built; northern and western wall to be demolished and rebuilt including new window assemblies; existing floor level to be raised to match main house; opening to <i>common</i> internal wall with Dining / Living room to be adjusted to accommodate new bi-fold doors; and all surfaces to be 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>
Painting - general	<p>Combination of oil based and acrylic based surface coating to ceilings, walls, doors, timber windows 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>

Area Assessed	Description and Comment	Assessment / Action
Roof Cavity	<p>Traditional cut and pitched timber roof structure and ceiling frame.</p> <p>Note 1: roof structure to be removed to accommodate first floor addition as part of the proposed Contract works.</p> <p>Sarking is provide under the roofing tiles.</p> <p>Minimal ceiling dust was noted.</p> <p>Flexible air conditioning duct work and within roof mounted air conditioning unit noted.</p> <p>Note 2: works associated with the removal / relocation / alteration of the air conditioning system is to be carried out by the property Owner.</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 Manly Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Electrical Meter Board	<p>Located on southern return wall of the existing Study.</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 relocated as part of the proposed Contract works.</p>	No action is required.
Garage / Store / Laundry	<p>Freestanding full brick / brick cavity construction with a pitched timber roof structure and terra cotta roofing tiles.</p> <p>Surface coated cement render finish to the brickwork including brick gable to the front elevation.</p> <p>Sarking is provide under the roofing tiles.</p> <p>Painted cement render to the walls with plasterboard ceiling and cove profile plaster cornice to Laundry area.</p> <p>Note: existing south and eastern wall of Garage section to be demolished to accommodate new double garage as part of the proposed Contract works.</p>	<p>Remove and dispose of the foil sarking in a manner approved by NSW OEH and Manly Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Approximate area of materials “that may” contain asbestos [ACM] to be removed as part of the proposed Contract works.		15.0m²

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 MANLY Council and the Principal Certifying Authority (PCA) if MANLY 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.
- 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 MANLY 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 MANLY 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

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

John Spindler

Date of Issue: 6th August 2015