



**JONSPIN**

Building Services Pty. Ltd.  
ACN 083 226 028  
ABN 90 083 226 028  
Builders Licence No. 84050C

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

## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

**Client:** Cape Cod Australia Pty. Limited

**Job details:** Owner: Ms. J. Sneesby  
Location: 18 Calver Avenue, Mount Riverview

Plans for Job No: 7705/15 Revision No: E Dated: 19-01-16

**Council area:** BLUE MOUNTAINS CITY

**Date of assessment:** 27<sup>th</sup> January 2016

**Our reference:** HM04550116

**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 southern elevation of the residence**

## 1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

<b>Estimated age:</b>	Circa 1971
<b>Type of construction:</b>	Freestanding single storey brick veneer construction on strip concrete footings with brick internal piers supporting a suspended timber floor system.
<b>External cladding:</b>	Clay masonry brickwork
<b>Roof:</b>	Traditional cut and pitched hipped and valley roof with gables and 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	✓	Garage	✓
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### 3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
<b>Under Floor Space</b>	<p>Areas of dampness [ground water seepage] noted.</p> <p>No hazardous materials were noted.</p> <p><b>Note:</b> no work is proposed in this area as part of the proposed Contract works.</p>	No action is required.
<b>Exterior</b>		
Cladding	<p>Surface coated finish to the clay brickwork.</p> <p><b>Note:</b> not affected by the proposed Contract works.</p>	No action is required.
Eave soffit lining	<p>Probable asbestos cement [ACM] sheet to the eave soffits.</p> <p><b>Note:</b> existing eaves to be retained - not associated with the proposed Contract works.</p>	All necessary steps are to be taken to protect the eave soffit linings from damage during the course of the works.
Roofing material	<p>Concrete roofing tiles</p> <p><b>Note:</b> approximately 35% of the roof structure to be removed to accommodate first floor addition as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Front porch	<p>Probable asbestos cement [ACM] sheet to the porch soffit.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>	All necessary steps are to be taken to protect the porch soffit from damage during the course of the works.
Rear deck	<p>Attached treat pine timber framed structure including decking, balustrade and steps and with corrugated profile sheet metal roofing.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>	No action is required.
Painting - general	<p>Combination of oil based and acrylic based surface coating to the walls, fascia, bargeboards, eaves, 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>
<b>Interior</b>		
Entry Foyer	<p>Plasterboard wall lining.</p> <p>Plasterboard ceiling lining with cove profiled plaster cornices.</p> <p><b>Note:</b> common internal framed wall with Lounge room to be adjusted to accommodate new staircase; 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>

Area Assessed	Description and Comment	Assessment / Action
Lounge / Dining	Plasterboard wall lining. Plasterboard ceiling lining with cove profiled plaster cornices. <b>Note:</b> <i>common</i> internal framed wall with Entry / Foyer to be adjusted; ceiling frame to be adjusted to accommodate new staircase; 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.
Kitchen	Plasterboard wall lining. Plasterboard ceiling lining with cove profiled plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Hallway <b>Note:</b> solar tube	Plasterboard wall lining. Plasterboard ceiling lining with cove profiled plaster cornices. <b>Note:</b> solar tube to be removed and ceiling to be made good the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 1	Plasterboard wall lining. Plasterboard ceiling lining with cove profiled plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Bedroom 2	Plasterboard wall lining. Plasterboard ceiling lining with cove profiled plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Bedroom 3	Plasterboard wall lining. Plasterboard ceiling lining with cove profiled plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Separate WC	Probable asbestos cement [ACM] wall lining with skirting tiles. Plasterboard ceiling lining with cove profiled plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the wall linings from damage during the course of the works.
Bathroom <b>Note:</b> completely renovated in 2010	Probable fibre cement [FC] wall lining with wall tiles from floor to ceiling level. Plasterboard ceiling lining with cove profiled plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the wall linings from damage during the course of the works.

Area Assessed	Description and Comment	Assessment / Action
Bedroom 4	Plasterboard wall lining. Plasterboard ceiling lining with cove profiled plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	No action is required
Laundry	Combination of brickwork to external walls and possible asbestos cement [ACM] wall lining to the framed walls. Possible asbestos cement [ACM] ceiling lining with cover battens and timber mould cornice. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the wall and ceiling linings from damage during the course of the works.
Garage <b>Note:</b> roof space access	Combination of brickwork to external walls and possible asbestos cement [ACM] wall lining to the framed walls. Possible asbestos cement [ACM] ceiling lining with cover battens and timber mould cornice. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the wall and ceiling linings from damage during the course of the works.
Painting - general	Combination of oil based and acrylic based surface coating to ceilings, walls, door, window reveals and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
<b>Roof Cavity</b>	Traditional cut and pitched timber roof structure and ceiling frame. <b>Note 1:</b> approximately 35% of the roof structure to be removed to accommodate the first floor addition as part of the proposed Contract works. Synthetic mineral fibre [batt] insulation partially cover the roof space. <b>Note 2:</b> insulation to be retained as part of the proposed Contract works. Foil sarking to the underside of the roofing tiles. Minimal ceiling dust was noted.	In our opinion the air quality will not be generally affected during the course of the construction of the first floor addition. Remove and dispose of the foil sarking in a manner approved by NSW OEH and Blue Mountains Council.  Appropriate dust suppression measures to be provided. No further action is required.
<b>Electrical Meter Board</b>	Located on the eastern wall. Probable asbestos cement [ACM] in backing board noted to the meter board. <b>Note:</b> meter board to be retained in current position as part of the proposed Contract works.	All necessary steps are to be taken to protect the ACM from damage during the course of the works.
<b>Shed</b>	Freestanding lightweight metal structure. <b>Note:</b> not associated with the proposed Contract works.	No action is required

Area Assessed	Description and Comment	Assessment / Action
Approximate area of materials “ <i>that may</i> ” contain asbestos [ACM] to be removed as part of the proposed Contract works.		0.0m <sup>2</sup>

### **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
- Safe Work 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 BLUE MOUNTAINS CITY Council and the Principal Certifying Authority (PCA) if BLUE MOUNTAINS 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.

### **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 Safe Work NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or BLUE MOUNTAINS 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:** 28<sup>th</sup> January 2016