
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. M. & Mrs. E. Feldman
Location: 255 Military Road, Dover Heights

Plans for Job No: 7580/14

Revision No: D Dated: 16-10-14

Council area: WAVERLEY

Date of assessment: 22nd October 2014

Our reference: HM03401014

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 southern elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Original residence is approximately circa 1950. Rear additions are approximately circa 1980.
Type of construction:	Freestanding single / double storey full brick / brick cavity construction with a suspended timber floor system.
External cladding:	Clay masonry brickwork
Roof:	Traditional cut and pitched hipped and valley structure with brick frnt gable 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
Under Floor Space	No access is available to under floor area. No work is proposed in the area as part of the proposed Contract works.	No action is required.
Exterior		
Cladding	Clay brickwork with surface coated rough texture cement render finish. Note: window opening to Office/ Study to be adjusted as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Eave soffit lining	Timber lining boards to top of exposed rafters. Note: existing eaves to be retained as part of the proposed Contract works.	No action is required.
Roofing	Concrete roofing tiles Note: approximately 80% the roof structure to be removed to accommodate upper floor frame as part of the proposed Contract works.	Remove and dispose of the aluminium foil sarking in a manner approved by NSW OEH and Waverley Council. Appropriate dust suppression measures to be provided. No further action is required.
Front porch	Possible asbestos cement [ACM] sheet to the porch soffit. Note: not part of the proposed Contract works.	All necessary steps are to be taken to protect the gable end cladding from damage during the course of the works.
Rear deck	Attached timber frame structure with treated pine timber step. Concrete slab deck with tiled finish. Note: not associated with the proposed Contract works.	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to walls, timber windows, eaves, bargeboards and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Interior Lower Ground Floor		
Stairwell / Foyer	Painted cement render to the walls. Plasterboard ceiling lining with timber mould cornice. Note: not associated with the proposed Contract works.	No action is required.
Hallway	Painted cement render to the walls. Possible hardboard ceiling lining with timber cover battens. Note: not associated with the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Laundry	<p>Painted cement render to the walls with wall tiles to wet areas.</p> <p>Possible hardboard ceiling lining with timber cover battens.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Bedroom	<p>Combination of painted cement render and plywood panelling to the walls.</p> <p>Probable gypsum plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Ceiling lining is installed between timber beams to floor over.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Store 1	<p>Painted cement render to the walls.</p> <p>Painted concrete slab [balcony deck] ceiling.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Store 2	<p>Painted cement render to the walls.</p> <p>Painted concrete slab [balcony deck] ceiling.</p> <p>Note: 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 ceilings, walls, doors, 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>
Interior First Floor		
Entry	<p>Painted cement render to the walls.</p> <p>Fibrous plaster ceiling with decorative cove profile cornice.</p> <p>Note: not part of the proposed Contract works.</p>	No action is required.
Hallway	<p>Painted cement render to the walls.</p> <p>Fibrous plaster ceiling with decorative cove profile cornice.</p> <p>Note: new door opening to be created in <i>common</i> internal brick wall with Office/ Study 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
Separate WC	Combination of painted cement render and fibre cement wet area board to the walls. Plasterboard ceiling with cove profile cornice. Note: not part of the proposed Contract works.	No action is required.
Dining room	Painted cement render to the walls. Fibrous plaster ceiling with decorative cove profile cornice. Note: not part of the proposed Contract works.	No action is required.
Living room Note: front section of ceiling is splayed	Painted cement render to the walls. Fibrous plaster ceiling with wide decorative cove profile cornice. Note: not part of the proposed Contract works.	No action is required.
Kitchen Note: skylight	Painted cement render to the walls. Plasterboard ceiling with cove profile cornice. Note: skylight to be removed and opening framed up and ceiling made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Office / Study	Painted cement render to the walls. Fibrous plaster ceiling with wide decorative cove profile cornice. Note: new door opening to be created in <i>common</i> internal brick wall with Hallway; existing framed cupboard to be partially demolished; ceiling frame adjusted to accommodate internal staircase; and surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom	Painted cement render to the walls. Fibrous plaster ceiling with cove profile cornice. Note: not part of the proposed Contract works.	No action is required.
Bathroom off Bedroom	Painted cement render to the walls above wall tiles to 1.2m. Fibrous plaster ceiling with wide decorative cove profile cornice. Note: not part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Study	Painted cement render to the walls. Panelled fibrous plaster ceiling with cove profile 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 ceilings, walls, doors, windows and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Pitched Roof Cavity	Traditional cut and pitched timber roof structure and ceiling frame. Note: approximately 80% the roof structure to be removed to accommodate upper floor frame as part of the proposed Contract works. Aluminium foil sarking noted to underside of 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 new upper floor frame. Appropriate dust suppression measures to be provided. No further action is required.
Electrical Meter Board	Meter board is located on the external western wall of the living room. Note: to be retained in current position as part of the proposed Contract works.	No action is required.
Garage	Attached full brick structure with a concrete slab roof [rear balcony deck]. 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 [OEH] Regulations and Guidelines

A Demolition Work Plan must be submitted to WAVERLEY Council and the Principal Certifying Authority (PCA) if WAVERLEY 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 WorkCover NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or WAVERLEY 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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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



John Spindler

Date of Issue: 22nd October 2014