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HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. N. & Mrs. A. De Silva
Location: 44 Hallam Avenue, Lane Cove West

Plans for Job No: 7635/15 **Revision No:** D **Dated:** 02-04-15

Council area: LANE COVE

Date of assessment: 23rd April 2015

Our reference: HM03870415

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 northern elevation of the residence

GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

| | |
|------------------------------|--|
| Estimated age: | Original residence is approximately circa 1940 -1950. Rear ground floor and first floor additions are circa 2005. |
| Type of construction: | Freestanding double storey residence. Original residence is single storey, full brick / brick cavity construction on strip concrete footings with brick internal piers supporting a suspended timber floor system. The rear double storey additions are brick veneer construction on strip concrete footings with brick internal piers supporting a suspended timber floor system. The first floor addition is a combination of brick veneer and timber framed / fibre cement [FC] sheet clad construction with deep flooring joists and sheet particleboard flooring. |
| External cladding: | Combination of clay masonry brickwork and fibre-cement [FC] sheet cladding |
| Roof: | Original roof is a traditional cut hipped and valley structure with brick front gable and terra cotta roofing tiles. First floor addition is roof is a traditional cut and pitched, hipped and valley structure with framed front gable and terra cotta 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 | |
|------|--|------|--|-------|--|-------|--|-----------|--|-----------|--|-----------|--|-----------|--|

1. 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 | ✓ |
|-------------------|---|----------|---|---------------|---|-------------|---|----------|---|--------|---|

2. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

| Area Assessed | Description and Comment | Assessment / Action |
|--------------------------|---|---|
| Under Floor Space | <p>Areas of dampness and ponding water noted.</p> <p>No evidence of hazardous materials was observed.</p> <p>Note: no work is proposed to this area.</p> | No action is required. |
| Exterior | | |
| Cladding | <p>Face clay masonry brickwork to the ground floor including rear additions.</p> <p>Note: front brick gable to be demolished 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> |
| | <p>Combination of clay masonry brickwork and probable fibre-cement [FC] 'blue board' cladding to the first floor addition.</p> <p>Note: cladding to northern elevation and western elevation to be removed to accommodate first floor addition as part of the proposed Contract works.</p> | <p>Remove and dispose of the probable FC wall cladding in a manner approved by WorkCover NSW, NSW OEH and Lane Cove Council.</p> <p>All necessary steps are to be taken to protect the retained walls from damage during the course of the works.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |
| Eave soffit lining | <p>Probable asbestos cement [ACM] to the original roof eaves.</p> <p>Note 1: front brick gable to be demolished to accommodate first floor addition as part of the proposed Contract works.</p> <p>Note 2: remainder of the eaves to be retained</p> | <p>2.6m²</p> <p>Remove and dispose of the probable ACM to gable soffit in a manner approved by WorkCover NSW, NSW OEH and Lane Cove Council.</p> <p>See attached Safe Work Method Statement for the removal of material <i>that may</i> contain asbestos [ACM].</p> <p>All necessary steps are to be taken to protect the possible ACM eaves from damage during the course of the works.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p> |
| | <p>Probable fibre-cement [FC] to the rear ground floor and first floor additions.</p> <p>Note: eaves to northern elevation and western elevation to be removed to accommodate first floor addition as part of the proposed Contract works.</p> | <p>Remove and dispose of the probable FC eave soffits in a manner approved by WorkCover NSW, NSW OEH and Lane Cove Council.</p> <p>All necessary steps are to be taken to protect the retained soffits from damage during the course of the 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 |
|---|--|---|
| Roofing | Terra cotta roofing tiles to the ground floor and upper floor roof surfaces. Note: approximately 80% of the existing front section of the original roof structure to be removed to accommodate the first floor frame as part of the proposed Contract works. | Appropriate dust suppression measures to be provided. No further action is required. |
| Front Patio | Concrete hood to the patio soffit. Note: not associated with the proposed Contract works. | No action is required. |
| Rear Deck | Attached skillion roof treated pine structure with suspended treated pine deck and with acrylic sheet roofing. Note: not associated with the proposed Contract works. | No action is required. |
| Painting - general | Combination of oil based and acrylic based surface coating to first floor level clad walls, timber windows, eaves, fascia 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 / Hallway | Painted cement render to the walls. Fibrous plaster ceiling with wide decorative profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Bedroom 1 Note: Shown as Bedroom 4 on Construction Drawing 3 of 8 for Job No. 7635/15 | Painted cement render to the walls. Fibrous plaster ceiling with wide decorative profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Lounge room Note: fire place | Painted cement render to the walls. Fibrous plaster ceiling with wide decorative profile plaster cornice. Note: not associated with the proposed Contract works. | No action is required. |
| Dining room | Painted cement render to the walls. Fibrous plaster ceiling with wide decorative profile plaster cornice. 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 1.2m.</p> <p>Fibrous plaster ceiling with wide decorative profile plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p> | No action is required. |
| Bedroom 2 Note: Shown as Bedroom 5 on Construction Drawing 3 of 8 for Job No. 7635/15 | <p>Painted cement render to the walls.</p> <p>Fibrous plaster ceiling with wide decorative profile plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p> | No action is required. |
| Family room | <p>Plasterboard wall linings.</p> <p>Plasterboard ceiling with decorative profile plaster cornices.</p> <p>Note: not associated with the proposed Contract works.</p> | No action is required. |
| Stairwell / store under | <p>Plasterboard wall linings.</p> <p>Plasterboard ceiling with decorative profile plaster cornices.</p> <p>Note: existing window in northern wall to be removed and opening blocked up; 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> |
| Kitchen | <p>Plasterboard wall linings.</p> <p>Plasterboard ceiling with decorative profile plaster cornices</p> <p>Note: not associated with the proposed Contract works.</p> | No action is required. |
| Laundry | <p>Probable fibre-cement [FC] wet area board wall linings with skirting tiles.</p> <p>Plasterboard ceiling with decorative profile plaster cornices.</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> |

| Area Assessed | Description and Comment | Assessment / Action |
|---|---|--|
| Interior First Floor | | |
| Lobby /Hallway | Plasterboard wall linings. Plasterboard ceiling with cove profile plaster cornices. Note: not associated with the proposed Contract works. | No action is required. |
| Bedroom 1 Note: Shown as Bedroom 3 on Construction Drawing 3 of 8 for Job No. 7635/15 | Plasterboard wall linings. Plasterboard ceiling with cove profile plaster cornices. Note: not associated with the proposed Contract works. | No action is required. |
| Balcony Deck to Bedroom 1 | Treated pine structure including bearers, decking and balustrade. Note: not associated with the proposed Contract works. | No action is required. |
| Bathroom | Probable fibre-cement [FC] wet area board wall linings with wall tiles to 1.2m and 1.8m in shower recess. Plasterboard ceiling with cove profile plaster cornices. Note: not associated with the proposed Contract works. | No action is required. |
| Bedroom 2 Note 1: roof space access to both the ground floor and first floor roof spaces Note 2: Shown as Rumpus on Construction Drawing 3 of 8 for Job No. 7635/15 | Plasterboard wall linings. Plasterboard ceiling with cove profile plaster cornices. Note 1: possible synthetic mineral fibre [SMF] batt insulation in the wall cavity. Note 2: northern framed wall to be demolished to form new Rumpus room; existing window opening in front northern wall to be removed and opening closed up; new door opening to be created in northern wall to proposed new Bedroom 2; existing T & G flooring to be sanded and polished; and all surfaces to be made good as part of the proposed Contract works. | Remove and dispose of the possible SMF insulation in a manner approved by WorkCover NSW, NSW OEH and Lane Cove Council. Appropriate dust suppression measures to be provided. No further action is required. |
| Painting - general | 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. |

| Area Assessed | Description and Comment | Assessment / Action |
|--|--|--|
| Lower Roof Cavity | Traditional cut and pitched timber roof structure and ceiling frame. Note 1: approximately 80% of the front section of the original roof structure to be removed to accommodate first floor addition as part of the proposed Contract works. Sarking is provided to the underside of the terra cotta tiles. | 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 Lane Cove Council. Appropriate dust suppression measures to be provided. No further action is required. |
| | Synthetic mineral fibre [SMF] batt insulation within the roof space. Note 2: insulation to be retained as part of the proposed Contract works. Minimal ceiling dust was noted. | |
| First Floor Roof Cavity | Traditional cut and pitched timber roof structure and ceiling frame. Note 1: front section of the roof structure to be removed / adjusted to accommodate the first floor addition as part of the proposed Contract works. Sarking is provided to the underside of the terra cotta tiles. | 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 Lane Cove Council. Appropriate dust suppression measures to be provided. No further action is required. |
| | Synthetic mineral fibre [SMF] batt insulation over all the roof space. Note 2: insulation to be retained as part of the proposed Contract works. Minimal ceiling dust was noted. | |
| Electrical Meter Board | Located on western wall of the front patio. In our opinion the existing meter board complies with current industry and Supply Authority requirements. 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 skillion roof and corrugated profile sheet metal roofing. 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. | | 2.6m² |

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 LANE COVE Council and the Principal Certifying Authority (PCA) if LANE COVE 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 LANE COVE Council.

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 LANE COVE 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 LANE COVE 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 | |
|-----|---|----------|--|------------------|--|------|--|

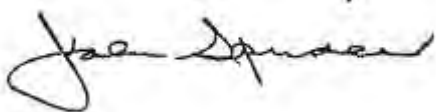
CONFIRMATION

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: 23rd April 2015