

HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. D. & Mrs. M. Tough
Location: 2 Meymott Street, Coogee NSW

Plans for Job No: 7555/14

Revision No: D

Dated: 15-07-14

Council area: RANDWICK CITY

Date of assessment: 23rd July 2014

Our reference: HM03200714

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 northern elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1940 -1950. Internal renovations and refurbishment occurred in approximately 2005.
Type of construction:	Freestanding single storey full brick / brick cavity construction on brick footings with a suspended timber floor system
External cladding:	Clay brickwork
Roof:	Traditional cut and pitched hipped roof with front 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
Under Floor Space	Mainly dry sandy loam. Builder's debris noted resulting in minimum clearance in places. No evidence of hazardous materials was noted.	No action is required.
Exterior		
Cladding	Surface coated rough textured cement render finish over clay brickwork. Note: window openings to be adjusted for new window assemblies as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Possible asbestos cement [ACM] sheet cladding to front gables. Note: gables are not associated with the proposed Contract works.	All necessary steps are to be taken to protect the retained gable cladding from damage during the course of the works.
Eave lining	Timber lining boards to top of the exposed rafters. Note: partial eaves to be removed to western elevation as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Roofing	Concrete roofing tiles. Note: approximately 50% of the roof structure to be removed to accommodate upper floor frame as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Front porch	Possible asbestos cement [ACM] sheet to porch soffit. Note: not part of the proposed Contract works.	All necessary steps are to be taken to protect the retained porch soffit from damage during the course of the works.
Side pergola	Attached timber frame structure with a skillion roof and corrugated profile acrylic roofing sheets. Note: not part of the proposed Contract works.	No action is required.
Rear pergola	Attached timber frame structure with a skillion roof and corrugated profile acrylic roofing sheets. 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, 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.

Area Assessed	Description and Comment	Assessment / Action
Interior		
Entry / Hallway Note: roof space access ladder Note: return air grill	Painted cement render to the walls. Fibrous plaster ceiling with incorporated cove profile cornice. Note: <i>Common</i> internal brick wall with Bedroom 3 to be partially demolished to accommodate internal staircase; roof space access ladder and return air grill to be removed; ceiling frame adjusted; ceiling repaired and surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Sunroom	Painted rough textured cement render finish over clay brickwork to the walls. Fibrous plaster ceiling with incorporated cove profile cornice. Note: not part of the proposed Contract works.	No action is required.
Bedroom 1 Note 1: disused fireplace Note 2: ac vent Note 3: Shown as Lounge on Construction Drawing 3 of 8 for Job No. 7555/14	Painted cement render to the walls. Fibrous plaster ceiling with incorporated cove profile cornice. Note: not part of the proposed Contract works.	No action is required.
Bedroom 2 Note 1: ac vent Note 2: Shown as Bedroom 3 on Construction Drawing 3 of 8 for Job No. 7555/14	Painted cement render to the walls. Fibrous plaster ceiling with incorporated cove profile cornice.	No action is required.
Bathroom Note: skylight	Painted cement render above wall tiles to 2.0m. Fibrous plaster ceiling with incorporated cove profile cornice. Note: skylight to be removed and ceiling repaired 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 3 Note 1: ac vent Note 2: Shown as Study / Stairwell on Construction Drawing 3 of 8 for Job No. 7555/14	Painted cement render to the walls. Fibrous plaster ceiling with incorporated cove profile cornice. Note: <i>Common</i> internal brick wall with Entry/ Hallway to be partially demolished to accommodate internal staircase; ceiling frame adjusted; new door opening in <i>common</i> internal brick wall with Dining room to be created; existing window to be removed and opening adjusted for new window; ceiling repaired and surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Dining room Note 1: skylight Note 2: ac vent	Painted cement render to the walls. Fibrous plaster ceiling with incorporated cove profile cornice. Note: <i>common</i> internal brick wall with Family room and Kitchen to be demolished: new door opening in <i>common</i> internal brick wall with Bedroom 3 to be created; skylight and ac vent removed; ceiling repaired and surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Kitchen Note 1: skylight Note 2: ac vent Note 3: Shown as Laundry / Pantry on Construction Drawing 3 of 8 for Job No. 7555/14	Painted cement render to the walls. Fibrous plaster ceiling with incorporated cove profile cornice. Note: <i>common</i> internal brick walls with Dining room and Laundry to be demolished; existing window to be removed and opening adjusted for new window; skylight and ac vent removed; ceiling repaired and surfaces made good; new stud walls to be erected for new Laundry as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Family room Note: ac vent x 2	Painted cement render to the walls. Fibrous plaster ceiling with incorporated cove profile cornice. Note: <i>common</i> internal brick walls with Dining, Kitchen and Laundry to be demolished; ceiling repaired and surfaces 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
Laundry	<p>Painted cement render walls above skirting tiles.</p> <p>Fibrous plaster ceiling with incorporated cove profile cornice.</p> <p>Note: <i>common</i> internal brick walls with Dining, Kitchen and Family to be demolished to form new Kitchen; existing concrete slab to be removed and new T& G flooring installed; existing window to be removed and opening bricked up; ceiling repaired and surfaces 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, 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>
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 upper floor addition as part of the proposed Contract works.</p> <p>Synthetic mineral fibre [SMF] batt insulation overall the roof space.</p> <p>Note 2: insulation to be retained as part of the proposed Contract works.</p> <p>Flexible air conditioning ducting throughout the roof space.</p> <p>No sarking to the underside of the concrete roofing tiles.</p> <p>Minimal ceiling dust was noted.</p>	<p>In our opinion the air quality will not be generally affected during the course of the construction of the new upper floor frame.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Attic room	<p>Plywood lining to underside of rafters.</p> <p>Sheet particleboard flooring to top of ceiling joists.</p> <p>Note: not part of the proposed Contract works</p>	<p>No action is required.</p>
Electrical Meter Board	<p>Located on the eastern wall of Bedroom 2.</p> <p>In our opinion the existing meter board complies with current industry and Supply Authority requirements.</p> <p>Note: to be retained in current position as part of the proposed Contract works.</p>	<p>No action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Garage	Freestanding timber framed and clad structure with a traditional curt and pitched with concrete roofing tiles. Probable asbestos cement [ACM] cladding. Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the cladding from damage during the course of the works.
Approximate area of materials “<i>that may</i>” 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 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.

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 *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 *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 *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 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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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: 24th July 2014