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HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. R. & Mrs. H. Dyson
Location: 118 Mill Hill Road, Bondi Junction

Plans for Job No: 7733/15 **Revision No:** C **Dated:** 07-04-16

Council area: WAVERLEY

Date of assessment: 19th April 2016

Our reference: HM04780416

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 western elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1910 -1920. Rear additions 1950 -1960
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:	The original roof is a traditional cut and pitched hipped roof structure with concrete roofing tiles and with a skillion roof with pan profile sheet metal roofing to the rear addition

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	✓	Carport	N/A
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3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space Note: internal access	Areas of dampness noted with minimal clearance and underfloor ventilation to rear section [Kitchen / Dining room] Note: plumbing and drainage works to be undertaken in relation to new Bathroom and Kitchen layout	Appropriate dust suppression measures to be provided. No further action is required.
Exterior		
Cladding	Clay masonry brickwork Note 1: rear elevation to be demolished to allow for new Kitchen / Dining room and first floor addition as part of the proposed Contract works. Note 2: existing window to Living room to be removed and opening adjusted to suit new window; 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.
	Probable asbestos cement [ACM] to bulkhead over the rear elevation window. Note: rear elevation wall to be demolished to allow for new Kitchen / Dining room and first floor addition as part of the proposed Contract works.	2.0m² Remove and dispose of the possible ACM eave soffit in a manner approved by Safe Work NSW, NSW OEH and Waverley 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.
Eave soffit lining	Probable asbestos cement [ACM] to northern elevation eaves.	2.5m² Remove and dispose of the possible ACM eave soffit in a manner approved by Safe Work NSW, NSW OEH and Waverley 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 All necessary steps are to be taken to protect the retained eaves from damage during the course of the works.
	Timber lining boards to the front porch eave soffit. Note: not associated with the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Roofing material	Concrete roofing tiles to the original pitched hipped roof structure. Note: approximately 50% of the roof structure to be removed to accommodate first floor addition as part of the proposed Contract works	Remove and dispose of the concrete roofing tiles in a manner approved by NSW OEH and Waverley Council. Appropriate dust suppression measures to be provided. No further action is required.
	Pan profile sheet metal roofing to the skillion roof over the existing Kitchen / Dining room / Bathroom area. Note: skillion roof structure to be removed to accommodate first floor addition as part of the proposed Contract works	Remove and dispose of the sheet metal roofing in a manner approved by NSW OEH and Waverley Council. Appropriate dust suppression measures to be provided. No further action is required.
	Pan profile sheet metal roofing to the flat roof over the front porch. Note: not associated with the proposed Contract works.	No action is required.
Front porch	Probable asbestos cement [ACM] with timber cover battens to porch soffit. Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the porch soffit from damage during the course of the works.
Rear Courtyard	Concrete slab on ground Note: concrete slab, concrete paving, garden edging to be removed; new concrete pavers laid; new pergola structure constructed as part of the proposed Contract works.	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 timber windows, timber 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	Painted cement render to the walls. Decorative fibrous plaster ceiling with ornate profile plaster cornice. Note: existing ceiling lining to be removed and replaced; existing strip timber flooring 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.

Area Assessed	Description and Comment	Assessment / Action
Hallway Note: skylight	Painted cement render to the walls. Decorative fibrous plaster ceiling with ornate profile plaster cornice. Note: existing skylight to be removed and new relocated skylight installed; existing ceiling lining to be removed and replaced; existing strip timber flooring 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 1	Painted cement render to the walls. Decorative fibrous plaster ceiling with ornate profile plaster cornice and plaster ceiling rose. Note: existing ceiling lining to be removed and replaced; existing strip timber flooring 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	Painted cement render to the walls. Decorative fibrous plaster ceiling with ornate profile plaster cornice. Note: existing ceiling lining to be removed and replaced; existing strip timber flooring 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 3 Note: roof space access	Painted cement render to the walls. Decorative panelled fibrous plaster ceiling with ornate profile plaster cornice. Note: existing ceiling lining to be removed and replaced; existing strip timber flooring 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.
Living room Note 1: Shown as Bathroom/ Pantry / Stairs / Laundry on Construction Drawing 3 of 8 for Job No. 7733/15 Note 2: skylight	Painted cement render to the walls. Decorative fibrous plaster ceiling with wide ornate profile plaster cornice. Note: existing window to be removed and opening adjusted to suit new window; ceiling frame to be adjusted to accommodate internal stairs; existing ceiling lining to be removed and replaced; existing strip timber flooring to be removed and replaced; new water resistant sheet flooring to be installed to Bathroom and Laundry areas; 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
Dining room Note: Shown as Kitchen / Dining on Construction Drawing 3 of 8 for Job No. 7733/15	Painted cement render to the walls. Decorative fibrous plaster ceiling with wide ornate profile plaster cornice. Note: existing common internal brick walls with Kitchen and Bathroom to be demolished; existing strip timber flooring to be removed and replaced; ceiling frame adjusted to accommodate internal stairs; new ceiling and framing to be provided; 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 Note: Shown as Kitchen / Dining on Construction Drawing 3 of 8 for Job No. 7733/15	Painted cement render to the walls. Possible asbestos cement [ACM] ceiling lining with timber mould cornice. Note: existing internal brick skin to northern wall to be demolished and replaced with timer framed skin; existing internal and external rear elevation brick walls to be demolished; existing services to be terminated; new suspended concrete floor slab provided; existing strip timber flooring to be removed and replaced; new ceiling and framing to be provided; and all surfaces to be made good as part of the proposed Contract works.	9.8m² Remove and dispose of the possible ACM ceiling lining in a manner approved by Safe Work NSW, NSW OEH and Waverley 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.
Bathroom Note 1: Shown as Kitchen / Dining on Construction Drawing 3 of 8 for Job No. 7733/15 Note 2: raked ceiling	Walls tiles from floor to ceiling level. Plasterboard ceiling with cove profile plaster cornice. Note: existing internal brick walls to be demolished; existing services to be terminated; new suspended concrete floor slab provided; existing strip timber flooring to be removed and replaced; new ceiling and framing to be provided; 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.
External Laundry	Painted cement render to the walls. Possible asbestos cement [ACM] ceiling lining with timber cover battens. Concrete slab on ground floor. Note: to be completely demolished to accommodate ground floor and first floor additions including new suspended concrete floor slab; existing services to be terminated; new ceiling and framing to be provided; as part of the proposed Contract works.	2.3m² Remove and dispose of the possible ACM ceiling lining in a manner approved by Safe Work NSW, NSW OEH and Waverley 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.

Area Assessed	Description and Comment	Assessment / Action
Painting - general	Combination of oil based and acrylic based surface coating to the ceilings, walls, doors, timber 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 1: approximately 50% of the roof structure to be removed to accommodate first floor addition as part of the proposed Contract works. Foil sarking is noted 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 new first floor addition. Remove and dispose of the sarking in a manner approved by NSW OEH and Waverley Council. Appropriate dust suppression measures to be provided. No further action is required.
Skillion Roof Cavity	Inspection of the roof cavity was not carried out due to the method of construction. Possible foil backed insulation [SMF] to underside of pan profile sheet metal roofing. Note: roof structure to be completely demolished to accommodate ground floor and first floor addition works as part of the proposed Contract works.	Remove and dispose of the sheet metal roofing and foil backed insulation / sarking in a manner approved by NSW OEH and Waverley Council. Appropriate dust suppression measures to be provided. No further action is required.
Electrical Meter Board	Located on the southern wall of the front porch. Possible asbestos cement [ACM] in backing board and lining is noted. Note: meter board and POA to be retained in current position as part of the proposed Contract works.	All necessary steps are to be taken to protect the possible ACM from damage during the course of the works.
Shed	Freestanding lightweight pre-finished metal structure. Note: to be removed from site as part of the proposed Contract works	Appropriate dust suppression measures to be provided. No further action is required.
Approximate area of materials “that may” contain asbestos [ACM] to be removed as part of the proposed Contract works.		16.6m²

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
- 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 Regulation 2011 – Chapter 4 – Hazardous Work

- NSW Work Health and Safety Regulation 2011 – Chapter 6 – Construction Work
- NSW Work Health and Safety Regulation 2011 – Chapter 7 – Hazardous Chemicals
- NSW Work Health and Safety Regulation 2011 – Chapter 8 - Asbestos
- Australian Standard AS2601 [2001] - Demolition of Structures
- NSW Protection of the Environment Operations Act [1997] or as amended
- NSW Protection of the Environment Operations [Waste] Regulation [2014]
- 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.

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; Work Health and Safety Regulation 2011 - Chapter 8 - Asbestos; 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* 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 or as amended] and NSW Protection of the Environment Operations [Waste] Regulation [2014]
- 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, Safe Work 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 Safe Work NSW, NSW Office of Environment and Heritage [OEH] or Waverley 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 Safe Work NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or WAVERLEY Council.

4. **AREAS NOT ASSESSED**

With the exception of the skillion roof section all other areas associated with the proposed Contract 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: Mark Spindler

Signed for and on behalf of JONSPIN Building Services Pty. Limited



Mark Spindler

Date of Issue: 20th April 2016