
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner: Mrs. V. Jackett
Location: 1 Gatehouse Circuit, Werrington Downs

Plans for Job No: 7642/15 Revision No: D Dated: 09-04-15

Council area: PENRITH CITY

Date of assessment: 17th April 2015

Our reference: HM03900415

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

Estimated age:	Circa 1980-1985
Type of construction:	Freestanding single storey brick veneer construction on strip concrete footings and brick internal piers supporting a suspended timber floor system.
External cladding:	Clay masonry brickwork
Roof:	Traditional cut and pitched timber gable ended roof structure with 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	✓	Carport	✓
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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 with areas of dampness [ground water seepage]. No evidence of hazardous materials was observed. Note: no work is proposed to this area.	No action is required.
Exterior		
Cladding	Clay masonry brickwork	Not action is required.
	Vertical timber lining boards to infill over front windows	
	Proprietary metal sandwich panel walls to attached Rumpus room Note: not work is proposed to the existing wall cladding as part of the proposed Contract work.	
Eave soffit lining	Possible asbestos cement [ACM] sheet to the eave soffits. Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the possible ACM eaves from damage during the course of the works.
Roofing	Concrete roofing tiles. Note: approximately 75% of the roof 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.
	Pan profile sheet metal roofing to skillion roof adjacent to the front Porch area. Note: not associated with the proposed Contract works.	No action is required.
	Proprietary pan profile sheet metal roofing to flat roof over the Rumpus room. Note: not associated with the proposed Contract works.	No action is required.
Front porch	Possible asbestos cement [ACM] sheet to the porch soffit. Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the possible ACM porch soffit from damage during the course of the works.
Carport	Attached timber frame structure following the line of the main roof pitch. Possible asbestos cement [ACM] sheet to the carport soffit. Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the possible ACM soffit from damage during the course of the works.

Area Assessed	Description and Comment	Assessment / Action
Painting - general	Combination of oil based and acrylic based surface coating eaves, timber barge / fascias, windows 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 Note: solar tube	Plasterboard wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works.	No action is required.
Lounge room	Plasterboard wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: ceiling frame to be adjusted to accommodate staircase; timber framed wall to be constructed adjacent to 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 linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works.	No action is required.
Dining room Note: solar tube	Plasterboard wall linings Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works.	No action is required.
Hallway	Plasterboard wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works.	No action is required.
Laundry Note: roof pace access	Possible asbestos cement [ACM] sheet wall linings. Plasterboard ceiling lining with cove profile plaster cornice. Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the possible ACM wall linings from damage during the course of the works.

Area Assessed	Description and Comment	Assessment / Action
Separate WC	<p>Possible asbestos cement [ACM] sheet wall linings with skirting tiles.</p> <p>Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	All necessary steps are to be taken to protect the possible ACM wall linings from damage during the course of the works.
Bathroom	<p>Possible asbestos cement [ACM] sheet wall linings with wall tiles to 1.2m and 1.8m in shower area.</p> <p>Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	All necessary steps are to be taken to protect the possible ACM wall linings from damage during the course of the works.
Bedroom 1	<p>Plasterboard wall linings.</p> <p>Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Bedroom 2	<p>Plasterboard wall linings.</p> <p>Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Bedroom 3	<p>Plasterboard wall linings.</p> <p>Plasterboard ceiling lining with cove profile plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Rumpus room	<p>Combination of painted brickwork and proprietary metal sandwich panel walls.</p> <p>Plasterboard ceiling lining with timber mould cornice.</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
Pitched Roof Cavity	<p>Timber framed roof structure and ceiling frame.</p> <p>Note 1: approximately 75% of the roof structure to be removed to accommodate first floor frame as part of the proposed Contract works.</p> <p>Loose fill [blow in] re-constituted fibre insulation overall the roof space.</p> <p>Note 2: insulation to be retained as part of the proposed Contract works.</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 first floor frame.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Skillion Roof Cavity - over Carport	<p>Inspection of the roof cavity was not carried out due to the method of construction.</p> <p>Note: Carport roof structure to be retained - not associated with the proposed Contract works.</p>	No action is required.
Flat Roof Cavity - over Rumpus room	<p>Inspection of the roof cavity was not carried out due to the method of construction.</p> <p>Note: roof structure to be retained - not associated with the proposed Contract works.</p>	No action is required.
Electrical Meter Board	<p>Located on western external wall of the Lounge room.</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>	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 PENRITH CITY Council and the Principal Certifying Authority (PCA) if PENRITH 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 – Removal and Disposal of Reconstituted Fibre [Blow in] Insulation

All Contractors [PCBU’s] and ‘workers’ involved in the removal of reconstituted fibre [blow in] insulation are to follow the following procedures in order to minimise as far as is *reasonably practicable* health risks from reconstituted fibre [blow in] insulation. These procedures include but are not limited to:

- Appropriate warning signage and barricades are to be erected to prevent entry of anyone not connected with the removal activity into the work area.
- When removing reconstituted fibre [blow in] insulation all ‘workers’ are to wear personal protective equipment [PPE] including coveralls and an approved respirator 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 reconstituted fibre [blow in] insulation to prevent as far as is *reasonably practicable*, dust 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 lead while it is being removed. **Do not use** household vacuum cleaners.
- Dispose of reconstituted fibre [blow in] in sealed approved plastic bags which are clearly labelled.
- All reconstituted fibre [blow in] insulation or other contaminants is to be disposed of in a manner, and at a site, approved by the NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or PENRITH CITY 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 PENRITH 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: 18th April 2015