
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner: Mr. C. Leeds
Location: 81 Young Street, Cremorne NSW

Plans for Job No: 7551/14 Revision No: D Dated: 04-07-14

Council area: NORTH SYDNEY

Date of assessment: 21st July 2014

Our reference: HM03190714

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 western elevation of the adjoining properties:
No. 81 and No. 83 Young Street, Cremorne

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1920-1930.
Type of construction:	Semi detached single storey full brick / brick cavity construction on a brick footings with a suspended timber floor system
External cladding:	Clay masonry brickwork
Roof:	<i>Common</i> traditional cut and pitched hipped and valley structure with front gable and terra 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 - some evidence of dampness [ground water seepage] noted. No evidence of hazardous materials was observed. Flexible ducting to underfloor heating and polyester batt insulation between the floor joists noted. Note: no work is proposed in this area	No action is required.
Exterior		
Cladding	Clay masonry brickwork to the original residence. Note: not part of the proposed Contract works.	No action is required.
	Probable asbestos cement [ACM] to front gable cladding. Note: not part of the proposed Contract works.	All necessary steps are to be taken to protect the gable end from damage during the course of the works.
	Possible asbestos cement [ACM] to framed walls of the rear addition [Dining room]. Note: new RHS posts to be installed to external corners of the room to support upper floor frame as part of the proposed Contract works.	All necessary steps are to be taken to protect the cladding from damage during the course of the works.
Eave lining	Timber lining boards to top of exposed rafters. Note: not part of the proposed Contract works.	No action is required.
Roofing Note: original terra cotta roof tiles were replaced in 2012	Terra cotta tiles to the pitched roof. 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.
	Pan profile sheet metal roofing to the skillion roof. 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	Timber lining boards to the soffit. Note: not part of the proposed Contract works.	No action is required.
Rear deck	Timber structure and decking with timber open tread steps. Note: not part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
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.
Interior Ground Floor		
Entry / Hallway Note: sky tubes x 2	Painted cement render to the walls. Fibrous plaster to the ceiling with cove profile plaster cornice. Note: <i>common</i> internal brick wall with Bedroom 2 to be demolished to accommodate new internal staircase; ceiling and wall surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 1 Note: Shown as Bedroom 2 on Construction Drawing 3 of 8 for Job No. 7551/14	Painted cement render to the walls. Fibrous plaster to the ceiling with wide cove profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.
Bedroom 2 Note 1: roof space access Note 2: Shown as Study on Construction Drawing 3 of 8 for Job No. 7551/14	Painted cement render to the walls. Fibrous plaster to the ceiling with wide decorative profile plaster cornice. Note: <i>common</i> internal brick wall with Hallway to be demolished to accommodate new internal staircase; ceiling frame to be adjusted; ceiling and wall surfaces made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Lounge room Note: sky tube	Painted cement render to the walls. Decorative fibrous plaster to the ceiling with decorative profile plaster cornice. Note: sky tube to be remove and ceiling repaired as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Kitchen Note: raked ceiling	Painted cement render to the walls. Plasterboard to the ceiling with cove profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.
Bathroom	Painted cement render to the walls above wall tiles to 1.2m. Plasterboard to the ceiling with cove profile plaster cornice. Note: not part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Dining room	<p>Possible asbestos cement [ACM] lining to external walls.</p> <p>Timber lining board to the <i>common party</i> wall.</p> <p>Plasterboard to the ceiling with cove profile plaster cornice.</p> <p>Note: new RHS posts to be installed to external corners of the room to support upper floor frame as part of the proposed Contract works.</p>	<p>All necessary steps are to be taken to protect the wall cladding and lining from damage during the course of the works.</p>
Painting - general	<p>Combination of oil based and acrylic based surface coating to ceilings, walls, doors, window reveals 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>
Pitched Roof Cavity	<p><i>Common</i> 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 [polyester] batt insulation overall the roof space.</p> <p>Note 2: insulation to be retained as part of the proposed Contract works.</p> <p>Sarking is provided to the underside of the terra roofing tiles.</p> <p>Minimal ceiling dust was noted.</p> <p>Note 3: <i>common</i> brick party wall with adjoining property, No. 83 is 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>
Skillion Roof Cavity	<p>Inspection of the roof cavity over the rear Sunroom was not carried out due to the method of construction.</p> <p>Note approximately 50% of the roof structure to be removed to accommodate upper 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>
Garage	<p>Freestanding metal clad lightweight metal structure on a concrete slab with a pitched gable roof.</p> <p>Note: not associated with the proposed Contract works.</p>	<p>No action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Electrical Meter Board	<p>Located on the northern <i>common party</i> wall of Front Porch and adjacent to the front entry.</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 “ <i>that may</i> ” contain asbestos [ACM] to be removed as part of the proposed Contract works.		0.0m ²

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 NORTH SYDNEY Council and the Principal Certifying Authority (PCA) if NORTH SYDNEY 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 NORTH SYDNEY Council.

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4. AREAS NOT ASSESSED

With the exception of the skillion roof area all other 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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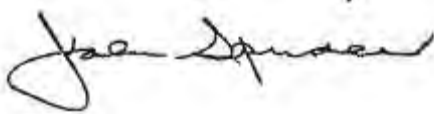
CERTIFICATION

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 July 2014