
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. J. & Mrs. K. Lamesa
Location: 7 Annette Street, Oatley NSW

Plans for Job No: 7575/14

Revision No: H

Dated: 20-02-15

Council area: KOGARAH CITY

Date of assessment: 3rd March 2015

Our reference: HM03750315

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 south east elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 1935-1940
Type of construction:	Freestanding single storey full brick / brick cavity construction on a combination of sandstone block footings and brick piers supporting a suspended hardwood timber floor system.
External cladding:	Clay masonry brickwork
Roof:	Traditional cut and pitched hipped roof structure with terra cotta 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	Predominantly dry with groundwater seepage noted towards the front of the underfloor area. No hazardous materials were noted.	No action is required.
Exterior		
Cladding	Clay masonry brickwork Note: window opening in rear wall of Bedroom 2 to be brick up as part of the proposed Contract works	Appropriate dust suppression measures to be provided. No further action is required.
Eave soffit lining	Probable asbestos cement [ACM] sheet to the eave soffits. Note: existing eaves to be retained as part of the proposed Contract works.	All necessary steps are to be taken to protect the ACM soffit linings from damage during the course of the works.
Roofing	Terra cotta roofing tiles to the pitched roof. Note: approximately 80% of the roof structure to be removed to accommodate first floor frame as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Front porch	Probable asbestos cement [ACM] sheet to the soffit. Note: soffit to be retained as part of the proposed Contract works.	All necessary steps are to be taken to protect the ACM soffit linings from damage during the course of the works.
Rear patio Note: completed in 2011	Attached timber frame structure with a skillion roof and a combination of corrugated profile sheet metal and polycarbonate 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 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		
Entry	Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profiled cornice. Note: not part of the proposed Contract works.	

Area Assessed	Description and Comment	Assessment / Action
Hallway	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with decorative profiled cornice.</p> <p>Note: existing door opening to Bedroom 2 to be widened for access to internal stairs; and surfaces to be made good as part of the proposed Contract works</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Bedroom 1 Note: Shown as Bedroom 4 on Construction Drawing 3 of 8 for Job No. 7575/14	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profiled cornice.</p> <p>Note: not part of the proposed Contract works.</p>	No action is required.
Bedroom 2 Note: Shown as Study / Stairwell on Construction Drawing 3 of 8 for Job No. 7575/14	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profiled cornice.</p> <p>Note: existing door opening to the Hallway to be widened; robe to be removed; ceiling frame to be adjusted to accommodate internal staircase; cornices to be removed and replaced; window opening in rear wall to be bricked up; and surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Bathroom Note: renovated in 2011	<p>Wall tiles from floor to ceiling level. Plaster ceiling lining with cove profiled plaster cornice.</p> <p>Note: ceiling frame to be adjusted and bulkhead formed to accommodate internal staircase over <i>common</i> internal wall with Bedroom 1; and surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Dining room Note: fireplace	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profiled plaster cornice.</p> <p>Note: existing opening in <i>common</i> internal wall with Family room to be enlarged and bulkhead formed; surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>

Area Assessed	Description and Comment	Assessment / Action
Family room	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profiled plaster cornice.</p> <p>Note: existing opening in <i>common</i> internal wall with Dining room to be enlarged and bulkhead formed; <i>common</i> internal brick wall with Bedroom 3 to be demolished and bulkhead formed; new timber framed stacker doors to be installed in front wall; and surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Bedroom 3 Note: Shown as Meals Area on Construction Drawing 3 of 8 for Job No. 7575/14	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profiled plaster cornice.</p> <p>Note: <i>common</i> internal brick wall with Family to be demolished and bulkhead formed; <i>common</i> internal brick wall with Kitchen to be demolished; ceiling and cornices to be removed and replaced; skylight from existing Kitchen to be removed and relocated in ceiling; and surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Kitchen Note: skylight	<p>Painted cement render to the walls. Fibrous plaster ceiling lining with wide decorative profiled plaster cornice.</p> <p>Note: <i>common</i> internal brick wall with Family to be demolished and bulkhead formed; <i>common</i> internal brick wall with Bedroom 3 to be demolished; ceiling and cornices to be removed and replaced; skylight to be removed and relocated in ceiling of Bedroom 3; and surfaces to be made good as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
External Laundry Note: completed in 2011	<p>Painted cement render to the walls above wall tiles to 1.2m. Plasterboard ceiling lining with profiled plaster cornice.</p> <p>Note: not associated with the proposed Contract works.</p>	<p>No action is required.</p>
Painting - general	<p>Combination of oil based and acrylic based surface coating to ceilings, walls, doors, windows and trims. No exposed lead based paints were observed.</p>	<p>Appropriate dust suppression measures to be provided. No further action is required.</p>
Pitched Roof	<p>Traditional cut and pitched timber roof structure and ceiling frame.</p>	<p>In our opinion the air quality will not be generally affected during the</p>

Area Assessed	Description and Comment	Assessment / Action
Cavity	Note 1: approximately 80% of the roof structure to be removed to accommodate first floor addition as part of the proposed Contract works.	course of the construction of the first floor addition. Appropriate dust suppression measures to be provided.
	Synthetic mineral fibre [SMF] polyester batt insulation overall the roof space. Note 2: insulation to be retained as part of the proposed Contract works. Minimal ceiling dust was noted. No sarking noted to the underside of the terra cotta tiles.	No further action is required.
Skillion Roof Cavity - to external Laundry	Inspection of the roof cavity was not carried out due to the method of construction. Possible foil back sarking / insulation to underside of sheet metal roofing. Note: not associated with the proposed Contract works.	No action is required.
Electrical Meter Board	Located on wall of front porch. Note: to be retained in current position as part of the proposed Contract works.	No action is required.
Garage	Freestanding sandstone block structure with a flat timber framed 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.		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 KOGARAH CITY Council and the Principal Certifying Authority (PCA) if KOGARAH 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.

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 KOGARAH 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 KOGARAH 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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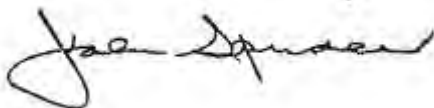
CERTIFICATION

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: 3rd March 2015