



**JONSPIN**

Building Services Pty. Ltd.  
ACN 083 226 028  
ABN 90 083 226 028  
Builders Licence No. 94050C

6 Premier Drive, Albion Park NSW 2527  
Telephone: 0242574770  
Mobile No: 0418 471 343  
Email: [jonspin@bigpond.com.au](mailto:jonspin@bigpond.com.au)

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## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

**Client:** Cape Cod Australia Pty. Limited

**Job details:** Owner/s: Mr. V. Cassimatis & Ms. M. Berac  
Location: 11 Towns Road, Vaucluse NSW

**Plans for Job No:** 7698/15      **Revision No:** C      **Dated:** 20-01-16

**Council area:** WOOLLAHRA MUNICIPAL

**Date of assessment:** 4<sup>th</sup> February 2016

**Our reference:** HM04610116

**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 adjoining properties:  
No: 11 & No. 13 Towns Road, Vaucluse

## 1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

<b>Estimated age:</b>	Original residence is circa 1925 -1930. Rear additions and internal refurbishments approximately circa 2007
<b>Type of construction:</b>	Semi-detached full brick / brick cavity construction on sandstone footings with a suspended timber floor system.
<b>External cladding:</b>	Clay masonry brickwork
<b>Roof:</b>	Traditional cut and pitched hipped and valley roof with front gable and terra cotta roofing tiles. Pre-finished corrugated profile sheet metal roof to the hipped and valley roof over the rear additions.

**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
<b>Under Floor Space</b>	Mainly dry sandy loam with areas of dampness noted. No hazardous materials were noted. <b>Note:</b> no work is to be undertaken in this area as part of the proposed Contract works.	No action is required.
<b>Exterior</b>		
Cladding	Surface coated clay masonry brickwork. <b>Note:</b> adjustments to the eastern elevation wall to accommodate first floor addition is to be undertaken as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Probable asbestos cement [ACM] sheet with cover battens to the front gable cladding. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the gable cladding from damage during the course of the works. No further action is required.
Eave soffit lining	Timber lining boards to top of exposed rafters to original roof structure. <b>Note:</b> eastern elevation eaves to be removed to accommodate first floor addition as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Probable fibre-cement sheet to the rear addition eaves. <b>Note:</b> not associated with the proposed Contract works.	All necessary steps are to be taken to protect the eaves from damage during the course of the works. No further action is required.
Roofing material	Terra cotta roofing tiles to the original <i>common</i> pitched roof. <b>Note:</b> approximately 75% of the original <i>common</i> roof structure to be removed to accommodate first floor addition as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
	Pre-finished corrugated profile sheet metal to the rear additions and skillion roof section. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Front porch	Timber lining boards to the soffit lining. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Rear Deck / Awning	Attached timber framed skillion roofed structure with proprietary fluted acrylic roofing. Sandstone paves to the deck. <b>Note:</b> not associated with 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 the walls, fascia, eaves, timber windows and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
<b>Interior</b>		
Entry	Painted cement render to the walls. Fibrous plaster ceiling with decorative profile plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Hallway	Painted cement render to the walls. Fibrous plaster ceiling with decorative profile plaster cornices. <b>Note:</b> ceiling frame to be adjusted to suit new internal stairs; ceiling lining 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 <b>Note:</b> Shown as Bedroom 3 on Construction Drawing 3 of 8 for Job No. 7698/15	Painted cement render to the walls. Plasterboard ceiling with decorative profile plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Ensuite <b>Note 1:</b> skylight <b>Note 2:</b> raked ceiling	Wall tiles from floor to ceiling level. Plasterboard ceiling with timber scotia mould cornice. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Bedroom 2 <b>Note:</b> Shown as Study on Construction Drawing 3 of 8 for Job No. 7698/15	Painted cement render to the walls. Plasterboard ceiling with decorative profile plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Linen / Airlock	Painted cement render to the walls. Fibrous plaster ceiling with decorative profile plaster cornices. <b>Note:</b> <i>common</i> internal wall with Living room to be demolished including Linen cupboard to create new full height opening; ceiling lining 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
Bathroom <b>Note:</b> roof space access	Painted cement render to the walls above wall tiles to 2.1m. Fibrous plaster ceiling with decorative profile plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Living / Dining <b>Note:</b> fireplace	Painted cement render to the walls. Plasterboard ceiling with decorative profile plaster cornices. <b>Note:</b> <i>common</i> internal wall with Linen to be demolished to create new full height opening; 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 <b>Note:</b> Shown as Bedroom 4 on Construction Drawing 3 of 8 for Job No. 7698/15	Painted cement render to the walls. Plasterboard ceiling with wide decorative profile plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Kitchen <b>Note:</b> skylight	Painted cement render to the walls. Plasterboard ceiling with wide decorative profile plaster cornices. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to ceiling, 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.
<b>Pitched Roof Cavity</b>	Traditional cut and pitched timber roof structure and ceiling frame. <b>Note 1:</b> approximately 75% of the original <i>common</i> roof structure to be removed to accommodate first floor addition as part of the proposed Contract works. <b>Note 2:</b> foil sarking noted to the underside of the roofing tiles Minimal ceiling dust was noted. <b>Note 3:</b> brick <i>common party / separation</i> wall terminating at the underside of the roofing timbers is noted with the adjoining property, No. 13.	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 foil sarking as required in a manner approved by NSW OEH and Woollahra Municipal Council. Appropriate dust suppression measures to be provided. No further action is required.
<b>Electrical Meter Board</b>	Located on the eastern wall of Bedroom 2. Probable asbestos cement [ACM] in backing board noted to the meter board. <b>Note:</b> 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 ACM from damage during the course of the works. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
<b>Garage</b>	<p>Partially excavated into the site.</p> <p>Sandstone block walls with a traditional cut and pitched gable ended roof with terra cotta roofing tiles.</p> <p>Probable asbestos cement [ACM] sheet with timber cover battens to the gable end cladding.</p> <p><b>Note:</b> not associated with the proposed Contract works.</p>	<p>All necessary steps are to be taken to protect the gable cladding from damage during the course of the works.</p> <p>No further action is required.</p>
<b>Approximate area of materials “<i>that may</i>” contain asbestos [ACM] to be removed as part of the proposed Contract works.</b>		<b>0.0m<sup>2</sup></b>

### **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 (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 WOOLLAHRA MUNICIPAL Council and the Principal Certifying Authority (PCA) if WOOLLAHRA MUNICIPAL 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 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.
- WOOLLAHRA MUNICIPAL Council Demolition Report as adopted 21 October 2004

- 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 Safe Work NSW, NSW Office of Environment and Heritage [OEH] or WOOLLAHRA MUNICIPAL 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 WOOLLAHRA MUNICIPAL 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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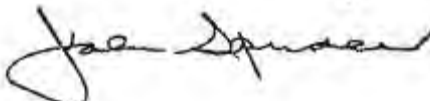
## CONFIRMATION

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:** John Spindler

**Builders Licence No.** 84050C

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



**John Spindler**

**Date of Issue:** 6<sup>th</sup> February 2016