
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. R. & Mrs. E. King
Location: 1 Justus Street, North Bondi NSW

Plans for Job No: 7650/15 **Revision No:** D **Dated:** 26-05-15

Council area: WAVERLEY

Date of assessment: 2nd June 2015

Our reference: HM04020515

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:	Original residence is approximately circa 1930 -1940. Extensive external and internal refurbishment / renovations occurred in 2005.
Type of construction:	Freestanding single storey full brick / brick cavity construction.
External cladding:	Clay masonry brickwork
Roof:	Traditional cut and pitched hipped and valley roof with front gable and 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	✓	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	No access is provided. Most probably sandy loam. Note: no work is to be undertaken in this area as part of the proposed Contract works	No action is required.
Exterior		
Cladding Note: front gable was replaced in 2005	Surface coated cement rendered clay brickwork. Note: existing window opening in southern wall of Entry / Lobby to be bricked up; 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 fibre - cement [FC] sheet cladding with vertical timber cover battens to the front gable. Note: front gable to be demolished to accommodate first floor addition as part of the proposed Contract works.	Remove and dispose of the probable FC gable cladding in a manner approved by WorkCover NSW, NSW OEH and Waverley Council. Appropriate dust suppression measures to be provided. No further action is required.
Eave soffit lining Note: eaves were replaced in 2005	Probable fibre-cement [FC] sheet. Note: front gable and approximately 50% of the eaves [front section] to be removed to accommodate first floor frame as part of the proposed Contract works.	Remove and dispose of the probable FC eave soffits in a manner approved by WorkCover NSW, NSW OEH and Waverley Council. All necessary steps are to be taken to protect the retained FC eave soffits from damage during the course of the works.
Roofing Note: roof was replaced in 2005	Concrete roofing tiles. Note: 50% of the eaves [front section] 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.
Garage terrace	Tiles over the concrete roof slab to the double Garage. Note: not associated with the proposed Contract works.	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to cement rendered walls, gable, timber barges, timber windows, eaves, timber fascia and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
Interior		
Entry / Lobby	<p>Combination of painted cement render to the brick walls and plasterboard to the framed wall surfaces.</p> <p>Plasterboard ceiling lining with 'shadowline' wall / ceiling junction.</p> <p>Note: existing window opening in southern wall to be bricked up; ceiling frame to be adjusted to accommodate internal staircase; and all surfaces to be made good as part of the proposed Contract works</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
Bedroom 1	<p>Combination of painted cement render to the brick walls and plasterboard to the framed wall surfaces.</p> <p>Plasterboard ceiling lining with 'shadowline' wall / ceiling junction.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Bedroom 2	<p>Combination of painted cement render to the brick walls and plasterboard to the framed wall surfaces.</p> <p>Plasterboard ceiling lining with 'shadowline' wall / ceiling junction.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Bedroom 3 Note: roof space access ladder	<p>Painted cement render to the wall surfaces.</p> <p>Plasterboard ceiling lining with 'shadowline' wall / ceiling junction.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Hallway	<p>Painted cement render to the wall surfaces.</p> <p>Plasterboard ceiling lining with 'shadowline' wall / ceiling junction.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Bathroom	<p>Wall tiles from floor to ceiling level.</p> <p>Plasterboard ceiling lining with 'shadowline' wall / ceiling junction.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.
Laundry	<p>Painted cement render to the wall surfaces above wall tiles to 1.5m.</p> <p>Plasterboard ceiling lining with 'shadowline' wall / ceiling junction.</p> <p>Note: not associated with the proposed Contract works.</p>	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Kitchen / Family / Dining room Note: open plan layout	Painted cement render to the wall surfaces. Plasterboard ceiling lining with 'shadowline' wall / ceiling junction. Note: not associated with the proposed Contract works.	No action is required.
Painting - general	Acrylic based surface coating to 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. Synthetic mineral fibre [SMF] batt insulation overall the roof space. Note 2: insulation is to be retained as part of the proposed Contract works. Note 3: ceiling joists are partially covered by sheet particleboard flooring. Note 4: sarking is provided 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 foil 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 western wall of the front patio. In our opinion the existing meter board complies with current industry and Supply Authority requirements. Note 1: to be retained in current position as part of the proposed Contract works. Note 2: Point of Attachment to be relocated as part of the proposed Contract works.	No action is required.
Double Garage / Storeroom	Excavated into the site. Freestanding full brick / brick cavity construction. External and internal wall surfaces are surface coated cement rendered finish. Concrete floor and roof slab [terrace over]. 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 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.

Safe Work Method Statement – Removal and Disposal of Synthetic Mineral Fibre Insulation

All Contractors [PCBU's] and ‘workers’ involved in the removal of suspected synthetic mineral fibre [SMF] insulation are to follow the following procedures in order to minimise as far as is *reasonably practicable* health risks from synthetic mineral fibre [SMF] insulation. 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 removing synthetic mineral fibre [SMF] insulation 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 far as is *reasonably practicable*.
- Any openings between living areas are to be sealed prior to the commencement of any removal work of synthetic mineral fibre [SMF] insulation to prevent as far as is *reasonably practicable*, dust and fibres 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 synthetic mineral fibres [SMF] while it is being removed. **Do not use** household vacuum cleaners even if the unit has a HEPA filter.

- Dispose of the synthetic mineral fibre [SMF] insulation in sealed approved plastic bags which are clearly labelled.
- All synthetic mineral fibre [SMF] insulation or other contaminants is to be disposed of as far as is *reasonably practicable*, in a manner, and at a site, approved by WorkCover NSW, NSW Office of Environment and Heritage [OEH], appropriate licensed disposal Authority 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 WorkCover NSW, NSW Office of Environment and Heritage [OEH], appropriate disposal Authority or Waverley 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: 2nd June 2015