
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. J. & Mrs. C. Wells
Location: 12 Goondari Road, Allambie Heights

Plans for Job No: 7598/14 **Revision No:** E **Dated:** 18-12-14

Council area: WARRINGAH

Date of assessment: 9th January 2015

Our reference: HM03621214

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 south western elevation of the residence

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Circa 2000
Type of construction:	Freestanding single storey brick veneer residence constructed with concrete slab on ground floor system
External cladding:	Clay masonry brickwork
Roof:	Engineered timber trussed hipped and valley roof structure with front elevation gable and 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	N/A	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	Concrete slab on ground floor system	No action is required.
Exterior		
Cladding	Clay masonry face brickwork Note: not associated with the proposed Contract works.	No action is required.
	Probable fibre-cement [FC] weatherboard to infill to front gable and over Garage door. Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the weatherboards from damage during the course of the works.
Eave soffit lining	Probable fibre-cement [FC] sheet Note: existing eaves to be retained as part of the proposed Contract works	All necessary steps are to be taken to protect the retained eave lining from damage during the course of the works.
Roofing	Terra cotta roofing tiles. Note: approximately 80% of the roof structure to be removed to accommodate proposed first floor addition.	Appropriate dust suppression measures to be provided. No further action is required.
Front patio	Probable fibre-cement [FC] sheet to the soffit Note: not associated with the proposed Contract works.	All necessary steps are to be taken to protect the retained soffit lining from damage during the course of the works.
Pergola / north western deck	Attached timber framed structure with a pitched gable ended roof with pre-finished corrugated profile sheet metal roofing. Deck is ground level, hardwood framed structure including decking. Note: not associated with the proposed Contract works.	No action is required.
Painting - general	Acrylic based surface coating to eaves, fascia, bargeboards and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Interior		
Entry	Plasterboard wall linings Plasterboard ceiling lining with cove profile plaster cornices. Note: common internal framed splayed wall with Lounge room to be demolished; wall and ceiling 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
Bedroom 1	Plasterboard wall linings Plasterboard ceiling lining with cove profile plaster cornices. Note: not associated with the proposed Contract works	No action is required.
Ensuite	Wall tiles from floor to ceiling level over probable wet area fibre-cement [FC] wall linings. Plasterboard ceiling lining with cove profile plaster cornices. Note: not associated with the proposed Contract works	No action is required.
Living room	Plasterboard wall linings Plasterboard ceiling lining with cove profile plaster cornices. Note: <i>common</i> internal framed wall with Entry to be demolished; ceiling frame to be adjusted to accommodate internal staircase; and ceiling made good as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 2	Plasterboard wall linings Plasterboard ceiling lining with cove profile plaster cornices. Note: not associated with the proposed Contract works	No action is required.
Kitchen / Family	Plasterboard wall linings Plasterboard ceiling lining with cove profile plaster cornices. Note: <i>common</i> internal framed walls with Laundry and Bedroom 3 to be demolished and ceiling made good; existing window in family room to be removed and replaced; existing aluminium sliding door to be removed and replaced with new aluminium bi-fold door as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Bathroom	Wall tiles to shower / bath to 1.8m over wet area fibre-cement [FC] wall linings. Plasterboard ceiling lining with cove profile plaster cornices. Note: corner bath to be demolished, existing plumbing and drainage to be capped off and new plumbing points provided 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
Laundry	Wet area fibre-cement [FC] wall linings with skirting tiles. Plasterboard ceiling lining with cove profile plaster cornices. Note: Laundry to be stripped out, plumbing and drainage capped; wall surfaces and skirting repaired; <i>common</i> internal framed wall with Bedroom 3 to be demolished and ceiling made good as part of the proposed Contract works.	Remove and dispose of the FC wall lining in a manner approved by NSW OEH and Warringah Council. Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 3	Plasterboard wall linings Plasterboard ceiling lining with cove profile plaster cornices. Note: <i>common</i> internal framed walls with Laundry and Family room to be demolished and ceiling made good; existing window to be removed and the opening closed up; as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Garage	Combination of brickwork and gypsum plasterboard to the wall linings. Gypsum plasterboard ceiling lining with cove profile plaster cornices. Note: not associated with the proposed Contract works.	No action is required.
Painting - general	Acrylic based surface coating to ceilings, walls, doors, window reveals and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Pitched Roof Cavity	Engineered timber roof structure and ceiling frame. Note 1: approximately 80% of the roof structure to be removed to accommodate proposed first floor addition. Synthetic mineral fibre [SMF] batt insulation overall the roof space. Note 2: insulation to be retained as part of the proposed Contract works. Foil backed sarking noted to underside of 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 first floor addition. Remove and dispose of the foil backed sarking in a manner approved by NSW OEH and Warringah Council. Appropriate dust suppression measures to be provided. No further action is required.
Electrical Meter Board	Located on the external northwest wall of the Garage. Note: to be retained in current position as part of 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 WARRINGAH Council and the Principal Certifying Authority (PCA) if WARRINGAH 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.

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

A handwritten signature in black ink, appearing to read 'John Spindler', is written over a light grey rectangular background.

John Spindler

Date of Issue: 9th January 2015