
HAZARDOUS MATERIALS ASSESSMENT REPORT

Client: Cape Cod Australia Pty. Limited

Job details: Owner/s: Mr. G. Hampton & Mr. A Grulich
Location: 25 Bathurst Street, Woollahra NSW

Plans for Job No: 7477/13

Revision No: E Dated: 20.08.13

Council area: WOOLLAHRA MUNICIPAL

Date of assessment: 13th November 2013

Our reference: HM02610913

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 west elevation of the adjoining properties: No.25 and No. 27 Bathurst Street, Woollahra

1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

Estimated age:	Original residence is circa 1910 -1915. Rear addition is circa 2004.
Type of construction:	Semi-detached single storey residence, full brick / brick cavity construction on a combination sandstone block and brick footings with a suspended timber floor system supported on brick internal piers.
External cladding:	Clay masonry brickwork.
Roof:	<i>Common</i> traditional cut and pitched hipped and valley roof with front gables and terra cotta roofing tiles. <i>Common</i> pitched roof to the rear section of properties with corrugated profile metal roofing.

Occupancy Status: Was the residence occupied at the time of assessment?

Yes	✓	No		Not Applicable	
-----	---	----	--	----------------	--

Orientation: For the purpose of this report the front of the residence faces:

East		West	✓	North		South		Northeast		Northwest		Southeast		Southwest	
------	--	------	---	-------	--	-------	--	-----------	--	-----------	--	-----------	--	-----------	--

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	✓	Carport	N/A
-------------------	---	----------	---	---------------	---	-------------	---	----------	---	---------	-----

3. ASSESSMENT OF THE EXISTING RESIDENCE LAYOUT FOR HAZARDOUS MATERIALS

Area Assessed	Description and Comment	Assessment / Action
Under Floor Space	Minimal clearance noted to rear section of underfloor area. Generally damp - seepage over sandstone rock shelf. No hazardous materials were noted.	No action is required.
Exterior		
Cladding	Surface coated clay brickwork.	Appropriate dust suppression measures to be provided. No further action is required.
Eave lining	Nil eaves	No action is required.
Roofing	Terra roofing tiles to front <i>common</i> pitched roof surfaces. Note: Partial 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.
	Corrugated profile sheet metal roofing to rear <i>common</i> pitched roof surfaces Note: majority of roof structure to be removed to accommodate upper floor frame as part of the proposed Contract works.	
Front porch	Soffit is exposed bull-nosed corrugated profile roofing. Note: not part of the proposed Contract works.	No action is required.
Rear pergola	Attached hardwood timber structure with a flat roof and acrylic sheet roofing. Note: not part of the proposed Contract works.	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to walls, eaves, windows and trims. No exposed lead based paints were observed.	Appropriate dust suppression measures to be provided. No further action is required.
Interior Lower Ground Floor		
Storeroom	Excavated into the site. Exposed timber suspended flooring to ceiling with sandstone block works and sandstone shelf to the walls. Groundwater seepage noted through the sandstone. Note: not part of the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Interior		
Entry	Painted cement render [set plaster] to the walls. Lath and plaster ceiling with wide ornate plaster cornice and plaster ceiling rose.	No action is required.
Bedroom 1 Note 1: Shown as Study on Construction Drawing 3 of 8 for Job No. 7477/13 Note 2: fireplace	Painted cement render [set plaster] to the walls. Lath and plaster 'vaulted' ceiling with wide ornate plaster cornice and plaster ceiling rose. Note: not part of the proposed Contract works.	No action is required.
Hallway	Painted cement render [set plaster] to the walls. Lath and plaster ceiling with square set wall / ceiling junction and plaster ceiling rose. Note: not part of the proposed Contract works.	No action is required.
Bedroom 2 Note: fireplace	Painted cement render [set plaster] to the walls. Lath and plaster ceiling with square set wall / ceiling junction and plaster ceiling rose. Note: not part of the proposed Contract works.	No action is required.
Bedroom 3 Note: Shown as Laundry/Shower and Stairwell on Construction Drawing 3 of 8 for Job No. 7477/13	Painted cement render [set plaster] to the walls. Lath and plaster 'vaulted' ceiling with wide ornate plaster cornice and plaster ceiling rose. Note: common internal wall with Ensuite and Bathroom 2 to be demolished; internals to be completely stripped to form new Laundry/Shower and Stairwell; existing window in external wall to be replaced with glass blocks and ceiling frame adjusted and relined as part of the proposed Contract works.	Appropriate dust suppression measures to be provided. No further action is required.
Ensuite - to Bedroom 3 Note 1: skylight Note 2: completely renovated 2004 Note 3: Shown as Kitchen on Construction Drawing 3 of 8 for Job No. 7477/13	Walls are a combination of wet area board [FC] lined and cement render; with wall tiles from floor to ceiling. Plasterboard ceiling with cove profile plaster cornices. Note: common internal wall with Bedroom 3 and Bathroom 2 to be demolished; internals to be completely stripped to form new Kitchen; existing window in external wall to be replaced and ceiling frame adjusted and relined as part of the proposed Contract works.	Remove and dispose of the probable fibre cement [FC] wet area board in a manner approved by NSW OEH and Woollahra Municipal Council. Appropriate dust suppression measures to be provided. No further action is required.

Area Assessed	Description and Comment	Assessment / Action
<p>Bathroom 2 / Laundry</p> <p>Note 1: completely renovated 2004</p> <p>Note 2: Shown as Kitchen on Construction Drawing 3 of 8 for Job No. 7477/13</p>	<p>Walls are a combination of wet area board [FC] lined and cement render; with wall tiles from floor to ceiling.</p> <p>Plasterboard ceiling with cove profile plaster cornices.</p> <p>Note: common internal wall with Bedroom 3 and Ensuite to be demolished; internals to be completely stripped to form new Kitchen; existing window in external wall to be replaced and ceiling frame adjusted and relined as part of the proposed Contract works</p>	<p>Remove and dispose of the probable fibre cement [FC] wet area board in a manner approved by NSW OEH and Woollahra Municipal Council.</p> <p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
<p>Kitchen / Dining/ Living room.</p> <p>Note 1: completely renovated 2004</p> <p>Note 2: Shown as Kitchen / Lounge room on Construction Drawing 3 of 8 for Job No. 7477/13</p>	<p>Painted cement render to the walls.</p> <p>Plasterboard ceiling with cove profile plaster cornices.</p> <p>Note: common internal wall with Ensuite and Bathroom 2 to be demolished; internals to be completely stripped to form new Lounge room; existing window in external wall to be replaced and ceiling frame adjusted and relined as part of the proposed Contract works.</p>	<p>Appropriate dust suppression measures to be provided.</p> <p>No further action is required.</p>
<p>Painting - general</p>	<p>Combination of oil based and acrylic based paint to walls, ceilings, doors, timber windows 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>
<p>Pitched Roof Cavity</p>	<p><i>Common</i> traditional cut and pitched timber roof structure and timber ceiling frame.</p> <p>No sarking to the underside of the terra cotta roofing tiles.</p> <p>Sarking provided to the underside of sheet metal roofing.</p> <p>Minimal ceiling dust observed.</p> <p>Note 1: approximately 80% of roof structure to be removed to accommodate upper floor addition as part of the proposed Contract works.</p> <p>Synthetic mineral fibre [SMF] batt insulation over the rear ceiling space only.</p> <p>Note 2: insulation is to be retained as part of the Contract works.</p> <p>Note 3: brick <i>common party / separating</i> wall with the adjoining property, No. 27 is noted.</p>	<p>In our opinion the air quality will not be 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>
<p>Electrical Meter Board</p>	<p>Located on northern common boundary wall [front porch] of property.</p> <p>To be retained in present location.</p> <p>Note: No work proposed to the electrical meter board.</p>	<p>No further action is required</p>

Area Assessed	Description and Comment	Assessment / Action
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 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 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 *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.
- 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 *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 *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 *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 *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 *reasonably practicable* the generation of airborne asbestos dust and fibres [ACD]. Prevent and or contain excess run off water.
 - Where *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 *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 *reasonably practicable*, at a licensed asbestos disposal site and in a manner approved by WorkCover NSW, NSW Office of Environment and Heritage [OEH] or WOOLLAHRA MUNICIPAL Council.

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 *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 *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 *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 *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 *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 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	
-----	---	----------	--	------------------	--	------	--

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: 15th November 2013