



**JONSPIN**

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## **HAZARDOUS MATERIALS ASSESSMENT REPORT**

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

**Job details:** Owner/s: Mr. A. Whitehead & Ms. A. Robson  
Location: 112 West Street, Crows Nest NSW

**Plans for Job No:** 7710/15      **Revision No:** E      **Dated:** 18-02-16

**Council area:** NORTH SYDNEY

**Date of assessment:** 2<sup>nd</sup> March 2016

**Our reference:** HM04680216

**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 eastern elevation of the adjoining properties:  
No. 110 & No. 112 West Street, Crows Nest

## 1. GENERAL DESCRIPTION OF THE EXISTING RESIDENCE

<b>Estimated age:</b>	Circa 1910 -1920. Internal renovations are approximately circa 2000
<b>Type of construction:</b>	Semi-detached single storey full brick / brick cavity construction on sandstone block footings with brick internal footings supporting a suspended timber floor system
<b>External cladding:</b>	Clay masonry brickwork
<b>Roof:</b>	Common traditional cut and pitched hipped and valley structure with front brick 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	✓	Exterior	✓	Roof Surfaces	✓	Roof Cavity	✓	Interior	✓	Carport	✓
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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. 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	Clay masonry brickwork <b>Note:</b> not affected by the proposed Contract works.	No action is required.
Eave soffit lining	Timber lining boards to top of exposed rafters. <b>Note:</b> not affected by the proposed Contract works.	No action is required.
Roofing material	Terra cotta tiles <b>Note:</b> approximately 50% of the roof structure to be removed to accommodate first floor addition as part of the proposed Contract works.	No action is required.
Front porch	Tessellated tiles to the deck. Timber lining boards to the soffit. <b>Note:</b> not affected by the proposed Contract works.	No action is required.
Rear deck	Suspended timber structure and decking with timber lining boards to the soffit. <b>Note:</b> not affected by the proposed Contract works.	No action is required.
Painting - general	Combination of oil based and acrylic based surface coating to the timber windows, timber fascia, bargeboards, eaves 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 walls and plasterboard to the framed wall. Decorative fibrous plaster ceiling with wide decorative profiled plaster cornice. <b>Note:</b> not affected by the proposed Contract works.	No action is required.

Area Assessed	Description and Comment	Assessment / Action
Hallway <b>Note:</b> roof attic ladder.	Painted cement render walls and with plasterboard to the framed wall. Decorative fibrous plaster ceiling with wide decorative profiled plaster cornice. <b>Note:</b> attic ladder and return air grill to be removed; and ceiling repaired as part of the proposed Contract works	Appropriate dust suppression measures to be provided. No further action is required.
Bedroom 1	Painted cement render walls and with plasterboard to the framed wall. Decorative fibrous plaster ceiling with wide decorative profiled plaster cornice. <b>Note:</b> not affected by the proposed Contract works.	No action is required.
Bedroom 2 <b>Note:</b> fireplace	Painted cement render walls and with plasterboard to the framed wall. Decorative fibrous plaster ceiling with wide decorative profiled plaster cornice. <b>Note:</b> not affected by the proposed Contract works.	No action is required.
Bedroom 3	Painted cement render walls and with plasterboard to the framed wall. Decorative fibrous plaster ceiling with wide decorative profiled plaster cornice. <b>Note:</b> not affected by the proposed Contract works.	No action is required.
Bathroom	Wall tiles from floor to ceiling level. Drop panel plasterboard ceiling with shadow line junction between wall and ceiling. <b>Note:</b> not affected by the proposed Contract works.	No action is required.
Living room <b>Note:</b> fireplace	Painted cement render walls. Decorative fibrous plaster ceiling with wide decorative profiled plaster cornice. <b>Note:</b> not affected by the proposed Contract works.	No action is required.
Kitchen	Painted cement render walls and with plasterboard to the framed wall. Plasterboard ceiling with decorative profiled plaster cornice. <b>Note:</b> ceiling frame to be adjusted to accommodate staircase; 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
Dining / Family <b>Note:</b> raked ceiling	Painted cement render walls. Plasterboard ceiling with decorative profiled plaster cornice. <b>Note:</b> not affected by the proposed Contract works.	No action is required.
Painting - general	Combination of oil based and 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.
<b>Pitched Roof Cavity</b>	<i>Common</i> traditional cut and pitched timber roof structure and timber ceiling frame. <b>Note 1:</b> approximately 50% of the roof structure to be removed to accommodate the first floor addition as part of the proposed Contract works. Synthetic mineral fibre polyester [SMF] batt insulation overall the roof space. <b>Note 2:</b> insulation is to be retained as part of the proposed Contract works. <b>Note 3:</b> framed and plasterboard clad <i>common party / separation [fire] wall</i> that terminates just below the roofing tiles is noted with the adjoining property, No. 110. Flexible air conditioning ductwork noted. <b>Note 4:</b> ductwork to be removed / relocated by the Owner. Minimum ceiling dust is noted	In our opinion the air quality will not be generally affected during the course of the construction of the new first floor addition. Appropriate dust suppression measures to be provided. No further action is required.
<b>Skillion Roof Cavity</b>	Due to the method of construction no access is available. <b>Note:</b> not affected by the proposed Contract works.	No action is required.
<b>Electrical Meter Board</b>	Located on the front porch <i>common privacy</i> wall. Possible 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 possible ACM from damage during the course of the works.
<b>Carport</b>	Freestanding treated pine structure with a flat roof and opaque corrugated profile acrylic sheet roofing. <b>Note:</b> not associated with the proposed Contract works.	No action is required.
<b>Approximate area of materials “that may” 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 NORTH SYDNEY Council and the Principal Certifying Authority (PCA) if NORTH SYDNEY 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 Safe Work NSW, NSW Office of Environment and Heritage [OEH], appropriate licensed disposal Authority or NORTH SYDNEY 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 NORTH SYDNEY Council.

#### **4. AREAS NOT ASSESSED**

With the exception of the skillion roof over the Family Dining room; 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

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

**John Spindler**

**Date of Issue:** 2<sup>nd</sup> March 2016