



# AGENDA

## WORKS AND SERVICES COMMITTEE

### 19 SEPTEMBER 2016

MEMBERSHIP:

Mr M Kneipp (Administrator).

The meeting is scheduled to commence at \_\_\_\_\_ pm.

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	Page
<b>WSC16/1 BUILDING SUMMARY - AUGUST 2016 (ID16/1700)</b> The Committee had before it the report dated 12 September 2016 from the Director Environmental Services regarding Building Summary - August 2016.	3
<b>WSC16/2 ASBESTOS POLICY (FOR THE FORMER DUBBO LGA) (ID16/1705)</b> The Committee had before it the report dated 13 September 2016 from the Manager Environmental Control regarding Asbestos Policy (for the former Dubbo LGA).	15
<b>WSC16/3 PROPOSED RENEWAL OF LEASE OF TELSTRA SCAX SITE AT BALLIMORE (ID16/1711)</b> The Committee had before it the report dated 13 September 2016 from the Manager Civil Infrastructure and Solid Waste regarding Proposed Renewal of Lease of Telstra SCAX Site at Ballimore.	105
<b>WSC16/4 DUBBO STREET TREE MASTERPLAN (ID16/1693)</b> The Committee had before it the report dated 9 September 2016 from the Director Parks and Landcare Services regarding Dubbo Street Tree Masterplan.	109

- WSC16/5 BOUNDARY ROAD EXTENSION - TREE REMOVAL AND REPLACEMENT (ID16/1685)** 115  
The Committee had before it the report dated 7 September 2016 from the Director Parks and Landcare Services regarding Boundary Road Extension - Tree Removal and Replacement.
- WSC16/6 EXTENSION OF LEASE TO CHARLES STURT UNIVERSITY ON LOT 15 DP 1031922 (PREVIOUSLY PT LOT 4 DP 819754 AND PT LOT 5 DP 819754) (ID16/1684)** 119  
The Committee had before it the report dated 7 September 2016 from the Director Parks and Landcare Services regarding Extension of Lease to Charles Sturt University on Lot 15 DP 1031922 (previously Pt Lot 4 DP 819754 and Pt Lot 5 DP 819754).
- WSC16/7 TENDER FOR THE REPLACEMENT OF PLANT 282 AND 284, TWO CCF CLASS 15 MOTOR GRADERS (ID16/1697)**  
The Committee had before it the report dated 12 September 2016 from the Manager Fleet Management Services regarding Tender for the Replacement of Plant 282 and 284, Two CCF Class 15 Motor Graders.
- In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the General Manager is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council (Section 10A(2)(d)(ii)).*



**REPORT: Building Summary - August 2016**

**AUTHOR: Director Environmental Services**

**REPORT DATE: 12 September 2016**

**TRIM REFERENCE: ID16/1700**

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**EXECUTIVE SUMMARY**

Information has been prepared on the statistics of the number of dwellings and residential flat buildings approved in the Dubbo Regional Council Local Government Area and statistics for approved Development Applications for the information of Council.

**FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

**POLICY IMPLICATIONS**

There are no policy implications arising from this report.

**RECOMMENDATION**

**That the information contained in this report be noted.**

*Melissa Watkins*  
Director Environmental Services

REPORT

Provided for information are the latest statistics (as at the time of production of this report) for Development Applications for the Dubbo Regional Council.

1. Residential Building Summary

Dwellings and other residential developments approved during August 2016 were as follows:

	<u>Dubbo Branch</u>	<u>Wellington Branch</u>
Dwellings	13	2
Other residential development	5	0
(No. of units)	(10)	(0)

For consistency with land use definitions included in the Dubbo Local Environmental Plan 2011, residential development has been separated into 'Dwellings' and 'Other residential development'. 'Other residential development' includes dual occupancies, secondary dwellings, multi-unit and seniors living housing.

These figures include Development Applications approved by Private Certifying Authorities (Complying Development Certificates).

A summary of residential approvals for the former Dubbo City Council area since 2009-2010 is provided attached as **Appendix 1**.

2. Approved Development Applications

Dubbo Branch

The total number of approved Development Applications (including Complying Development Certificates) for August 2016 and a comparison with 2015 figures and the total for the financial years to date for 2016 and 2015 are as follows:

	<u>1 August 2016 – 31 August 2016</u>	<u>1 July 2016 – 31 August 2016</u>
No. of applications	63	140
Value	\$15,760,848	\$31,368,737
	<u>1 August 2015 – 31 August 2015</u>	<u>1 July 2015 – 31 August 2015</u>
No. of applications	76	160
Value	\$24,289,045	\$55,298,862

A summary breakdown of the figures for August 2016 and 2015 is included in **Appendix 2** and **Appendix 3** and the year-to-date figures are included in **Appendix 4** and **Appendix 5**.

Wellington Branch

The total number of determined Development Applications (including Complying Development Certificates) for August 2016 and a comparison with 2015 figures are as follows:

	<u>1 August 2016 – 31 August 2016</u>
No. of applications	6
Value	\$610,589

	<u>1 August 2015 – 31 August 2015</u>
No. of applications	4
Value	\$612,091

Summaries of the determined Development Applications for the Wellington Branch for August 2016 and 2015 are included in **Appendix 6** and **Appendix 7**.

The information included in this report is recommended for notation.

Appendices:

- 1 Building Summary (Dubbo)
- 2 Approved Development Applications - August 2016 (Dubbo)
- 3 Approved Development Applications - August 2015 (Dubbo)
- 4 Approved Development Applications - 1 July 2016 to 31 August 2016 (Dubbo)
- 5 Approved Development Applications - 1 July 2015 to 31 August 2015 (Dubbo)
- 6 Determined Development Applications - August 2016 (Wellington)
- 7 Determined Development Applications - August 2015 (Wellington)

## STATISTICAL INFORMATION ON DWELLINGS AND MULTI UNIT HOUSING

	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
<b>2009/2010</b>													
Dwellings	20	11	16	14	7	3	5	11	11	7	12	11	128
Flat Buildings	-	1	1	1	1	3	-	2	2	-	1	-	12
(No of units)	(-)	(2)	(2)	(2)	(2)	(6)	(-)	(4)	(4)	(-)	(4)	(-)	(26)
<b>2010/2011</b>													
Dwellings	8	15	10	7	2	6	-	6	6	6	7	9	82
Flat Buildings	-	1	0	3	1	-	-	1	1	1	4	-	12
(No of units)	(-)	(2)	(0)	(5)	(2)	(-)	(-)	(2)	(2)	(2)	(7)	(-)	(22)
<b>2011/2012</b>													
Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
Flat Buildings	1	1	-	1	2	2	-	-	-	-	-	1	8
(No of units)	(14)	(2)	(-)	(1)	(4)	(3)	(-)	(-)	(-)	(-)	(-)	(16)	(40)
<b>2012/2013</b>													
Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
Flat Buildings	4	6	-	-	1	9	-	-	1	-	2	-	23
(No of units)	(8)	(6)	(-)	(-)	(2)	(11)	(-)	(-)	(2)	(-)	(39)	(-)	(68)
<b>2013/2014</b> (incl. private certifiers)													
Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
Flat Buildings	-	1	1	-	-	1	4	2	1	2	-	3	15
(No of units)	(-)	(2)	(2)	(-)	(-)	(2)	(46)	(1)	(2)	(4)	(-)	(6)	(65)
<b>2014/2015</b> (incl. PCs and redefined land use categories based on LEP definitions)													
Single dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
Multi unit housing	3	1	6	5	6	12	-	4	2	1	9	5	54
(No of units)	(6)	(2)	(31)	(50)	(6)	(21)	(-)	(87)	(4)	(1)	(25)	(10)	(243)
<b>2015/2016</b> (incl. PCs and redefined land use categories based on LEP definitions)													
Single dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
Multi unit housing	6	8	8	4	1	3	3	3	3	5	3	8	55
(No of units)	(50)	(98)	(12)	(7)	(2)	(5)	(18)	(4)	(5)	(14)	(6)	(23)	(244)
<b>2016/2017</b> (incl. PCs and redefined land use categories based on LEP definitions)													
Single dwellings	24	13											37
Multi unit housing	8	5											13
(No of units)	(10)	(10)											(20)



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**Approved Development & Complying Development Applications  
 for DCC and Private Certifiers-Period 1/08/2016 - 31/08/2016**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	16	4,547,965	13	4,121,965	3	426,000	13	
Dwelling - Secondary/Dual Occ Dwelling	2	760,300	2	760,300			4	
Dwelling - Dual Occupancy, one storey	3	950,000	3	950,000			6	
Garage/Carport/Roofed Outbuildings	17	250,445	17	250,445				
Swimming Pool	7	176,480	7	176,480				
Office Building	3	529,280			3	529,280		
Retail Building	2	416,000			2	416,000		
Factory/Production Building	1	3,035,000	1	3,035,000				
Warehouse/storage	5	755,000	3	425,000	2	330,000		
Health Care Facility - Hospital	1	50,000			1	50,000		
Tourism Development	1	4,250,000	1	4,250,000				
Subdivision - Residential	3	0						6
Subdivision - Industrial	1	0						2
Subdivision - Rural	1	15,000						2
Miscellaneous	2	25,378	2	25,378				
<b>Totals for Development Types</b>	<b>65</b>	<b>15,760,848</b>						

**Total Number of Applications for this period: 63**

\*\*\* Note: There may be more than one Development Type per Development Application  
 Statistics include applications by Private Certifiers

----- End of Report -----



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**Approved Development & Complying Development Applications  
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Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	22	5,574,678	20	5,493,678	2	81,000	20	
Dwelling - Dual Occupancy, one storey	7	2,708,200	7	2,708,200			14	
Medium Density Res - Seniors Living SEPP	1	12,000,000	1	12,000,000			84	2
Garage/Carport/Roofed Outbuildings	24	516,441	21	415,141	3	101,300		
Swimming Pool	4	130,426	4	130,426				
Office Building	1	23,500	1	23,500				
Retail Building	4	1,990,000			4	1,990,000		
Factory/Production Building	3	720,000	1	270,000	2	450,000		
Warehouse/storage	1	10,000			1	10,000		
Signs/Advertising Structure	1	800	1	800				
Demolition	1	10,000	1	10,000				
Change of Use - Commercial	4	15,000	1		3	15,000		
Parks/Reserves	1	550,000	1	550,000				
Subdivision - Residential	8	0	3					6
Miscellaneous	1	40,000	1	40,000				
<b>Totals for Development Types</b>	<b>83</b>	<b>24,289,045</b>						

**Total Number of Applications for this period: 76**

\*\*\* Note: There may be more than one Development Type per Development Application  
 Statistics include applications by Private Certifiers

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**Approved Development & Complying Development Applications  
 for DCC and Private Certifiers-Period 1/07/2016 - 31/08/2016**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	44	13,612,512	36	12,426,112	8	1,186,400	36	
Dwelling- Transportable/Relocatable	1	198,884	1	198,884			1	
Dwelling - Secondary/Dual Occ Dwelling	4	775,300	4	775,300			6	
Dwelling - Dual Occupancy, one storey	11	3,640,000	11	3,640,000			18	1
Garage/Carport/Roofed Outbuildings	34	548,845	34	548,845			1	
Swimming Pool	11	275,230	11	275,230				
Office Building	3	529,280			3	529,280		
Retail Building	7	2,978,808			7	2,978,808		
Office & Retail Building	1	30,000			1	30,000		
Factory/Production Building	2	3,130,000	2	3,130,000				
Warehouse/storage	6	1,045,000	4	715,000	2	330,000		
Infrastructure - Transport, Utilities	1	60,000	1	60,000				
Health Care Facility - Hospital	1	50,000			1	50,000		
Signs/Advertising Structure	1	22,500	1	22,500				
Home Industry	1	0			1			
Change of Use - Commercial	3	155,000	1	35,000	2	120,000		
Tourism Development	1	4,250,000	1	4,250,000				
Subdivision - Residential	8	0	1					2
Subdivision - Industrial	3	12,000			1			2
Subdivision - Rural	1	15,000						2
Miscellaneous	3	40,378	3	40,378				

**Approved Development & Complying Development Applications  
for DCC and Private Certifiers-Period 1/07/2016 - 31/08/2016**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
<b>Totals for Development Types</b>	<b>147</b>	<b>31,368,737</b>						

**Total Number of Applications for this period: 140**

\*\*\* Note: There may be more than one Development Type per Development Application  
Statistics include applications by Private Certifiers

----- End of Report -----



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**Approved Development & Complying Development Applications  
for DCC and Private Certifiers-Period 1/07/2015 - 31/08/2015**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	54	14,216,611	47	13,727,611	7	489,000	47	
Dwelling - Secondary/Dual Occ Dwelling	1	229,542	1	229,542			1	
Dwelling - Dual Occupancy, one storey	11	4,420,000	11	4,420,000			22	
Medium Density Res - Seniors Living SEPF	2	20,000,000	2	20,000,000			125	2
Garage/Carport/Roofed Outbuildings	44	828,783	41	727,483	3	101,300	1	
Fences/Unroofed Structures	1	10,000			1	10,000		
Swimming Pool	8	206,126	8	206,126				
Office Building	1	23,500	1	23,500				
Retail Building	14	3,662,000			14	3,662,000		
Hotels	1	10,000			1	10,000		
Factory/Production Building	3	720,000	1	270,000	2	450,000		
Warehouse/storage	4	5,510,000	3	5,500,000	1	10,000		
Infrastructure - Transport, Utilities	1	40,000	1	40,000				
Signs/Advertising Structure	2	2,300	2	2,300				
Demolition	1	10,000	1	10,000				
Change of Use - Commercial	6	765,000	1		5	765,000		
Parks/Reserves	1	550,000	1	550,000				
Subdivision - Residential	9	16,000	4	16,000				6
Subdivision - Commercial	1	0			1			
Subdivision - Industrial	1	0	1					
Miscellaneous	5	4,079,000	5	4,079,000				

**Approved Development & Complying Development Applications  
for DCC and Private Certifiers-Period 1/07/2015 - 31/08/2015**

<b>Development Type</b>	<b>Number of Applications</b>	<b>Est. \$</b>	<b>New Developments</b>	<b>Est. \$</b>	<b>Additions and Alterations</b>	<b>Est. \$</b>	<b>New Dwellings</b>	<b>New Lots</b>
<b>Totals for Development Types</b>	<b>171</b>	<b>55,298,862</b>						

**Total Number of Applications for this period: 160**

\*\*\* Note: There may be more than one Development Type per Development Application  
Statistics include applications by Private Certifiers

----- End of Report -----



**Register Listing**

Status: DETERMINE20 Development Application  
From: 1/08/2016 to: 31/08/2016

Print Date: 9/09/2016  
Print Time: 3:07:23PM

Application No.	Applicant	Property Address	Type of Work	Current Status	Received	Determined	Days in Council
20/2007/17	Ms Allison-Lea Cameron	692 Ponto Falls Road MARYVALE	Dwelling	Determination Made	26/06/2016	22/08/2016	53
20/2016/31	Mrs Halina Rapley	8 Nanima Crescent WELLINGTON	Business Premises (Beauty Salon)	Determination Made	3/06/2016	1/08/2016	40
20/2016/36	Mrs Wendy Laura Hilton	54 Heatherbrae Road GEURIE	Shed and separate carport	Determination Made	26/07/2016	19/08/2016	24
20/2016/38	Mrs Dorothy Eileen Harrison	604 Blatches Lane BOURNEWOOD	Swimming Pool	Determination Made	2/08/2016	22/08/2016	20
20/2016/41	Ms Margaret Stevenson Mr Rodney Stevenson	918 Terrabella Road TERRABELLA	Subdivision	Under Assessment	Rejected	17/08/2016	5
24/2016/13	Bell River Homes Pty Ltd	40 Zouch Street WELLINGTON	Dwelling	Determination Made	29/03/2016	24/08/2016	0

610589



**Register Listing**

Status: DETERMINED Development Application From: 1/08/2015 to: 31/08/2015 Print Date: 9/09/2016 Print Time: 2:58:35PM

Application No.	Applicant	Property Address	Type of Work	Current Status	Received	Determined	Days in Council
20/2015/28	Ms Amanda Dawn Froude Mr Shawn Lee Wilson	20 Fitzroy Street GEURIE	Transportable Dwelling	Determination Made	17/07/2015	20/08/2015	34
24/2015/21	Mr Thomas Duplock Mrs Audrey Primrose Duploc	53 Gipps Street MONTEFIORES	Garage	Determination Made	31/07/2015	4/08/2015	4
24/2015/22	Mr Scott Bruce Eagleson	660 Ponto Falls Road MARYVALE	Dwelling Additions	Determination Made	3/08/2015	4/08/2015	1
24/2015/23	Pro Cert Pty Ltd	85-87 Fitzroy Street GEURIE	Dwelling	Under Assessment	17/08/2015	17/08/2015	0

612091



**REPORT: Asbestos Policy (for the former Dubbo LGA)**

**AUTHOR: Manager Environmental Control**

**REPORT DATE: 13 September 2016**

**TRIM REFERENCE: ID16/1705**

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**EXECUTIVE SUMMARY**

A draft Asbestos Policy for the former Dubbo Local Government Area was placed on public exhibition from 4 August 2016 to 1 September 2016. No submissions were received and therefore the Policy is now recommended for adoption.

A review of asbestos documents and processes for the former Wellington Local Government Area will be undertaken by July 2017 and amendments made to the Policy where required.

The Asbestos Policy is based on the Model Policy from the Division of Local Government. The Policy outlines Council's action to comply with its legislative obligations for the management of asbestos both within Council's workplaces and within the community.

**FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

**POLICY IMPLICATIONS**

When adopted the attached Asbestos Policy will become Council's Policy.

**RECOMMENDATION**

- 1. That the revised Asbestos Policy, as attached as Appendix 1, be adopted.**
- 2. That a review of the former Wellington Council asbestos management documents and processes be undertaken prior to July 2017.**

*Debbie Archer*  
Manager Environmental Control

## REPORT

A Model Asbestos Policy was developed for NSW councils by the Office of Local Government to assist councils to formulate an Asbestos Policy and to promote a consistent approach to asbestos management across NSW. The former Dubbo City Council amended the Policy which was adopted by the former Council on 24 June 2014.

The Policy primarily outlines the following in relation to asbestos in the former Dubbo Local Government Area:

1. Council's roles and responsibilities;
2. Land contamination and land use;
3. Response to emergencies and incidents;
4. Management of asbestos waste;
5. Community concerns and complaints; and
6. Work, health and safety requirements.

The Policy addresses how Council will comply with its legislative requirements as well as its duty of care to the local community. The Policy is supported by a Council Asbestos Management Plan which details Council's risk management processes in respect of Council assets, staff and contractors relating to asbestos including records of possible exposure, risk assessment tools, maintenance schedules, training records and health monitoring records. Individual Site Management Plans and Registers for facilities where asbestos is identified or presumed to occur will also be implemented.

The former Dubbo City Council's resolution included the recommendation to have a biennial review of the Policy. This review has also considered the merger of Dubbo City and Wellington councils and as a result, the Policy refers to the former Dubbo Local Government Area only. A review of the former Wellington Council's asbestos management processes will be undertaken by July 2017, including whether asbestos management plans are in place for Council facilities, whether naturally-occurring asbestos has been identified or mapped, and to identify what staff training and monitoring processes are in place.

Amendments to the original Policy, other than the reference to the former Dubbo Local Government Area, are minor in nature. Since the Policy was first adopted there have been some updates to legislation, government departments and websites for reference information. These have been reviewed and updated in the reviewed Policy attached as **Appendix 1**. There have been no amendments to the Policy that have resulted in a change to the objectives or intention of the Policy. The reviewed policy was placed on public exhibition from 4 August 2016 to 1 September 2016. There were no submissions received by Council and therefore the draft Policy is recommended for adoption.

Appendices:

- 1 Asbestos Policy - July 2016 - Works and Services





# COUNCIL POLICY

## Asbestos Policy

(for the former Dubbo Local Government Area)

**Date** July 2016

**Council Resolution Date**

**Clause Number**

**Position** Manager Environmental Control

**Branch** Environmental Control

**Division** Environmental Services

**Version**

**TRIM Reference Number** ED14/72868

**Review Period** 2 years

**Review Date**

**Consultation** Public consultation (4 August 2016 – 1 September 2016)

Document Revision History	
Description	Date
Dubbo City Council Policy – Clause WSC14/60	23 June 2014
<b>Notes</b>	

## **POLICY**

### **Disclaimer**

This policy was formulated to be consistent with council's legislative obligations and within the scope of council's powers. This policy should be read in conjunction with relevant legislation, guidelines and codes of practice. In the case of any discrepancies, the most recent legislation should prevail.

This policy is based upon the Model Asbestos Policy for NSW Councils developed by the Heads of Asbestos Coordination Authorities to promote a consistent Local Government approach to asbestos management across NSW.

This policy does not constitute legal advice. Legal advice should be sought in relation to particular circumstances and liability will not be accepted for losses incurred as a result of reliance on this policy.

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## 1. Introduction

Western Plains Regional Council acknowledges the serious health hazard of exposure to asbestos.

In Australia, asbestos was gradually phased out of building materials in the 1980s and the supply and installation of asbestos containing goods has been prohibited since 31 December 2003. Yet asbestos legacy materials still exist in many homes, buildings and other assets and infrastructure. It is estimated that one in three Australian homes contains asbestos.

Where material containing asbestos is in a non-friable form (that is, cannot be crushed by hand into a powder), undisturbed and painted or otherwise sealed, it may remain safely in place. However, where asbestos containing material is broken, damaged, disturbed or mishandled, fibres can become loose and airborne posing a risk to health. Breathing in dust containing asbestos fibres can cause asbestosis, lung cancer and mesothelioma.

It is often difficult to identify the presence of asbestos by sight. Where a material cannot be identified or is suspected to be asbestos, it is best to assume that the material is asbestos and take appropriate precautions. Further information about asbestos and the health impacts of asbestos can be found in Appendix A and website links to additional information are provided in Appendix B.

Council has an important dual role in minimising exposure to asbestos, as far as is reasonably practicable, for both:

- Residents and the public within the Local Government Area (LGA)
- Workers (employees and other persons) in council workplaces.

Council's legislative functions for minimising the risks from asbestos apply in various scenarios including:

- As a responsible employer
- Contaminated land management
- Council land, building and asset management
- Emergency response
- Land use planning (including development approvals and demolition)
- Management of naturally occurring asbestos
- Regulation of activities (non-work sites)
- Waste management and regulation.

## 1.1 Purpose

This policy aims to outline:

- The role of council and other organisations in managing asbestos
- Council's relevant regulatory powers
- Council's approach to dealing with naturally occurring asbestos, sites contaminated by asbestos and emergencies or incidents
- General advice for residents on renovating homes that may contain asbestos
- Council's development approval process for developments that may involve asbestos and conditions of consent
- Waste management and regulation procedures for asbestos waste in the LGA
- Council's approach to managing asbestos containing materials in council workplaces
- Sources of further information.

## 1.2 Scope

This policy applies to land within the former Dubbo Local Government Area (LGA) under council's jurisdiction (refer to Map 1 below).

The policy provides information for council workers, the local community and wider public. Part 1 of the policy includes the sections that are likely to be of most interest to the local community and wider public. Part 2 is information that applies to workers associated with council including employees, contractors, consultants, and volunteers (as defined by the NSW Work Health and Safety Regulation 2011). Definitions for key terms used in the policy are provided in Appendix C and acronyms are listed in Appendix D.

The policy applies to friable, non-friable (bonded) and naturally occurring asbestos (where applicable) within the former Dubbo LGA.

The policy outlines council's commitment and responsibilities in relation to safely managing asbestos and contains general advice. For specific advice, individuals are encouraged to contact council or the appropriate organisation (contact details are listed in Appendix E).

The policy does not provide detail on specific procedures. Practical guidance on how to manage risks associated with asbestos and asbestos containing material can be found in the:

- [Code of practice - How to Manage and Control Asbestos in the Workplace](#) (ISBN no. 978-0-642-33317-9) published by Safework Australia, February 2016.
- [Code of practice - How to Safely Remove Asbestos](#) (978-0-642-33317-9) published by Safework Australia, April 2016.
- Additional guidance material listed in Appendix B.





- Risks of exposure to asbestos
- Safe management of asbestos containing materials
- Safe removal and disposal of minor quantities of asbestos containing materials.

Educational information and website links for educational materials can be found in Appendices A and B.

### 3.2 Managing land

Council is responsible for managing public land. This may include land with naturally occurring asbestos as described in section 5 and land contaminated with asbestos as outlined in section 6.

### 3.3 Managing waste

Where council is the appropriate regulatory authority, council is responsible for:

- Issuing clean-up notices to address illegal storage or disposal of asbestos waste or after an emergency or incident (under the Protection of the Environment Operations Act 1997).
- Issuing prevention or clean-up notices where asbestos waste has been handled (including stored, transported or disposed of) in an unsatisfactory manner (under the Protection of the Environment Operations Act 1997).
- Issuing penalty infringement notices for improper transport of asbestos (under the Protection of the Environment Operations Act 1997).
- Applying planning controls to proposals to dispose of asbestos waste on-site, seeking advice from the Environment Protection Authority (EPA) on this matter and making notation on planning certificates (section 149 certificates) where on-site disposal is permitted.
- Operating a licensed landfill facility that accepts asbestos waste.
- Waste facilities that are licensed to accept asbestos waste are listed in Appendix F.

### 3.4 Regulatory responsibilities

Council has regulatory responsibilities under the following legislation, policies and standards in situations where council is the appropriate regulatory authority or planning authority:

- Australian Standard AS 2601 – 2001: The demolition of structures
- Contaminated Land Management Act 1997
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Local Government Act 1993
- Protection of the Environment Operations Act 1997

- Protection of the Environment Operations (General) Regulation 2009
- Protection of the Environment Operations (Waste) Regulation 2014
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy No. 55 – Remediation of Land.

Additional legislation, policies and standards relating to the safe management of asbestos are listed in Appendix G.

The situations in which council has a regulatory role in the safe management of asbestos are listed in Table 1.

**Table 1: Situations in which council has a regulatory role in managing asbestos**

Issue	Council's Role	Section of Policy
Contaminated land	<ul style="list-style-type: none"> <li>• Record known asbestos site contamination on section 149 certificates where practicable and for council workplaces, record on council's asbestos register.</li> <li>• Notify stakeholders of land use planning policy requirements relating to contamination.</li> <li>• Manage residential asbestos contaminated land that is not declared 'significantly contaminated' under the Contaminated Land Management Act 1997 (excluding oversight of removal or remediation work which is the role of SafeWork NSW).</li> </ul>	Sections 5 and 6
Development assessment	<ul style="list-style-type: none"> <li>• Assess development applications for approval under the Environmental Planning and Assessment Act 1979.</li> <li>• Set conditions of consent for renovations, alterations, additions, demolitions or other developments requiring consent and which may involve disturbance of asbestos containing materials.</li> <li>• Ensure compliance with development conditions.</li> <li>• Apply conditions relating to development involving friable and non-friable asbestos material under the relevant legislation and planning codes and as outlined in section 9.</li> </ul>	Section 9
Demolition	<ul style="list-style-type: none"> <li>• Approve demolition under the Environmental Planning and Assessment Act 1979.</li> <li>• Council certifiers approve development as complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</li> </ul>	Section 9

Issue	Council's Role	Section of Policy
Emergencies and incidents	<ul style="list-style-type: none"> <li>Regulate the clean-up of asbestos waste following emergencies where sites are handed over to the council or a local resident by an emergency service organisation (excluding oversight of licensed removal or remediation work which is the role of SafeWork NSW). Council may consider the need to issue a clean-up notice, prevention notice or cost compliance notice under the Protection of the Environment Operations Act 1997.</li> </ul>	Section 7
Naturally occurring asbestos	<ul style="list-style-type: none"> <li>Verify compliance with environmental planning and assessment legislation for development applications that could disturb naturally occurring asbestos.</li> <li>Prepare an asbestos management plan for council workplaces or road works which occur on land containing naturally occurring asbestos.</li> </ul>	Section 5
Residential premises	<ul style="list-style-type: none"> <li>Respond to complaints about unsafe work at a residential property that is undertaken by a resident (not a worker, which is the role of SafeWork NSW).</li> <li>Respond to public health risks posed by derelict properties or asbestos materials in residential settings.</li> </ul>	Section 9
Waste	<ul style="list-style-type: none"> <li>Manage waste facilities in accordance with environmental protection legislation.</li> <li>Respond to illegal storage, illegal dumping and orphan waste.</li> <li>Regulate non-complying transport of asbestos containing materials.</li> </ul>	Section 10

### 3.5 Responsibilities to workers

Council is committed to fulfilling its responsibilities to workers under the NSW Work Health and Safety Act 2011 and NSW Work Health and Safety Regulation 2011 and maintaining a safe work environment through council's:

- General responsibilities
- Education, training and information for workers
- Health monitoring for workers
- Procedures for identifying and managing asbestos containing materials in council premises.

These responsibilities are outlined in part 2.

#### 4. Other stakeholders involved in managing asbestos

Council is committed to working collaboratively with other government agencies and where appropriate, other stakeholders as needed to respond to asbestos issues.

Appendix E notes useful contacts and Appendix H notes agencies involved in managing asbestos. Various asbestos scenarios requiring stakeholders to work together are outlined in Appendix I.

### Part 1 – Asbestos in the Local Government Area: Information for the community

#### 5. Naturally occurring asbestos

Council is not aware of any naturally occurring asbestos in the former Dubbo LGA. Statewide mapping in 2015 supports this position. Mapping is available via the [SafeWork NSW website](#)

Naturally occurring asbestos only poses a health risk when elevated levels of fibres are released into the air, either by human activities or by natural weathering and these fibres are breathed in by people. Information on naturally occurring asbestos, work processes that have the potential to release naturally occurring asbestos fibres into the air and known locations of naturally occurring asbestos in NSW is provided in Appendix A under section 2.1. This information is indicative, and not a complete picture of all naturally occurring asbestos in NSW.

##### 5.1 Responsibilities for naturally occurring asbestos

For naturally occurring asbestos that will remain undisturbed by any work practice, council is the lead regulator.

Where development applications propose activities that may disturb areas of naturally occurring asbestos (such as excavation), any consent or approval should contain conditions requiring: testing to determine if asbestos is present, and the development of an asbestos management plan if the testing reveals naturally occurring asbestos is present. Council will verify compliance with environmental planning and assessment legislation and together with the EPA and SafeWork NSW will coordinate enforcement where non-compliance is suspected.

Where naturally occurring asbestos will be disturbed due to a work process, including roadwork, excavation and remediation work, SafeWork NSW is the lead regulator. Requirements for workplaces are summarised in the [Naturally-occurring asbestos fact sheet](#)

(catalogue no. WC03728) published by SafeWork NSW. Where naturally occurring asbestos is part of a mineral extraction process, Department of Trade and Investment, Regional Infrastructure is the lead regulator.

## 5.2 Managing naturally occurring asbestos

Where naturally occurring asbestos is encountered or suspected, the risk from disturbance of the naturally occurring asbestos should be assessed by an occupational hygienist.

The management of naturally occurring asbestos that stays in its natural state is not prohibited if managed in accordance with an asbestos management plan. Requirements for risk management, asbestos management plans and provisions for workers are outlined in the Naturally-occurring asbestos fact sheet (catalogue no. WC03728) published by SafeWork NSW.

### 5.2.1 Management of naturally occurring asbestos by council

Council will aim to prevent the exposure of workers and the public to any naturally occurring asbestos that is known or discovered in the council workplace.

If naturally occurring asbestos is discovered in the LGA, council will develop risk controls, an asbestos management plan in relation to the naturally occurring asbestos and provide guidance materials where necessary.

## 6. Contamination of land with asbestos

Background information on contamination of land with asbestos and potential disturbance of asbestos contaminated sites can be found in Appendix A under sections 2 and 3. The nature of asbestos contamination of land can vary significantly and there can be a number of different mechanisms available to address this contamination depending upon its source and extent. Council's Contaminated Land Policy also guides Council's actions and determines if the land is to be included on Council's Contaminated Land Register.

### 6.1 Responsibilities for contaminated land

Responsibility for cleaning up contaminated land lies with the person responsible for contaminating the land or the relevant landowner.

Council may issue a clean-up notice to the occupier of premises at or from which council reasonably suspects that a pollution incident has occurred, or is occurring, requiring asbestos waste to be removed (under part 4.2 of the Protection of the Environment Operations Act 1997).

Council may also issue prevention notices (under part 4.3 of the Protection of the Environment Operations Act 1997) to ensure good environmental practice. If a person does not comply with a prevention notice given to the person, council employees, agents or contractors may take action to cause compliance with the notice.

Any reasonable costs incurred by council in monitoring or enforcing clean-up and prevention notices may be recovered through a compliance cost notice (under part 4.5 of the Protection of the Environment Operations Act 1997). Council shall keep records of: tasks undertaken; the hours council employees have spent undertaking those tasks; and expenses incurred.

During site redevelopment council will consider contamination with asbestos containing materials in the same way as other forms of contamination as stipulated by the Environmental Planning and Assessment Act 1979. That is, council will apply the general requirements of State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land and the Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land.

Council provides information about land contamination on planning certificates (issued under section 149 of the Environmental Planning and Assessment Act 1979) as outlined in section 6.2.

For sites that are 'significantly contaminated' and require a major remediation program independent of any rezoning or development applications, the EPA and SafeWork NSW are the lead regulatory authorities as outlined in Appendix A under section 2.4.2.

The management of council workplaces contaminated with asbestos is outlined in section 14.4.

## 6.2 Finding out if land is contaminated

A person may request from council a planning certificate containing advice on matters including whether council has a policy to restrict the use of land due to risks from contamination. Certificates are issued under section 149(2) of the Environmental Planning and Assessment Act 1979.

Factual information relating to past land use and other matters relevant to contamination may also be provided, even when land use is not restricted. When council receives a request for a certificate under section 149(2), it may also inform applicants of any further information available under section 149(5). Council may also use section 149(5) certificates to record other information, particularly anything else of a factual nature about contamination which council deems appropriate (such as details of land history, assessment, testing and remediation).

Council records can only indicate known contaminated sites. Any site may potentially be contaminated.

### 6.3 Duty to report contaminated land

A person whose activities have contaminated land or a landowner whose land has been contaminated is required to notify the EPA when they become aware of the contamination (under section 60 of the Contaminated Land Management Act 1997). Situations where this is required are explained in the document: *Guidelines on the duty to report contamination under the Contaminated Land Management Act 1997* available at <http://www.epa.nsw.gov.au/clm/guidelines.htm>

The EPA will inform council of contaminated land matters relating to the LGA as required under section 59 of the Contaminated Land Management Act 1997.

### 6.4 Derelict buildings

Concerns regarding potential health risks from derelict properties may be directed to council. Derelict properties include abandoned buildings, fire damaged buildings and otherwise dilapidated buildings. Where derelict properties contain friable asbestos and asbestos is exposed, either from human activities or weathering, this poses a potential risk to public health.

Council may respond to derelict properties that pose a demonstrable public health risk using a range of regulatory tools according to the particular circumstances.

Council may issue a clean-up notice or prevention notice and compliance cost notice as noted in section 6.1.

Council may also order a person to demolish or remove a building if the building is so dilapidated as to present harm to its occupants or to persons or property in the neighbourhood (under section 121B 2(c) of the Environmental Planning and Assessment Act 1979). An order may require immediate compliance with its terms in circumstances which the person who gives the order believes constitute a serious risk to health or safety or an emergency (under section 121M of the Environmental Planning and Assessment Act 1979). If a person fails to comply with the terms of an order, council may act under section 121ZJ of the Environmental Planning and Assessment Act 1979 to give effect to the terms of the order, including the carrying out of any work required by the order.

If the derelict building is on a site that is a workplace then SafeWork NSW is the lead agency responsible for ensuring that asbestos is removed by appropriately licensed removalists.



## 7. Responding to emergencies and incidents

Emergencies and incidents such as major collapses, cyclones, explosions, fires, storms, or vandalism can cause damage to buildings or land that contain asbestos. This can create site contamination issues and potentially expose emergency service workers and the wider public to asbestos. Emergencies or incidents can arise from natural hazards, or from accidental or deliberate human activities including criminal activity.

### 7.1 Responsibilities in the clean-up after an emergency or incident

Council may play a role in ensuring that asbestos containing materials are cleaned up after an emergency or incident. If the emergency or incident occurs at a workplace, SafeWork NSW is the lead agency.

Council may issue a clean-up, prevention, cost compliance or penalty infringement notice as outlined in section 3.3 and section 6.1.

Alternatively, council may act under the Environmental Planning and Assessment Act 1979 as outlined in section 6.4 of this policy.

Council will determine an appropriate response depending on the nature of the situation.

This may include to:

- Seek advice from an occupational hygienist on the likely level of risk and appropriate controls required.
- Liaise with or consult the appropriate agencies.
- Inform emergency personnel of any hazards known to council as soon as practicable.
- Follow the Code of practice on how to safely remove asbestos (catalogue no. WC03561) published by SafeWork NSW NSW.
- Ensure that any council workers attending the site have appropriate training and are wearing appropriate personal protective equipment.
- Exclude the public from the site.
- Inform the public of the potential sources of exposure to asbestos, health risks and emergency management response.
- Minimise the risks posed by any remaining structures (see section 6.4).
- Address the risks posed by disturbed asbestos containing materials by engaging a licensed removalist (as outlined in section 14.6.2) or issuing a clean-up or prevention notice (as outlined in section 6.4) to ensure asbestos containing materials are removed for disposal.
- Advise the property owner to consider the costs of asbestos removal when lodging insurance claims.

- Ensure that the site is kept damp, at all times or sprayed with PVA glue, particularly where friable asbestos is present, if considered appropriate (noting that in some instances this may not be appropriate, for example if there are live electrical conductors or if major electrical equipment could be permanently damaged or made dangerous by contact with water).
- Ensure that asbestos containing materials are disposed of at a facility licensed to accept asbestos waste and sight proof of appropriate disposal through weighbridge dockets or similar documentation.

## 7.2 Advice to the public regarding clean-up after an emergency or incident

During a clean-up after an emergency or incident, the possibility of neighbours being exposed to asbestos fibres may be very low if precautions are taken to minimise the release and inhalation of asbestos dust and fibres.

As a precautionary measure, where council is involved in a clean-up, council may consider advising those in neighbouring properties to:

- Avoid unnecessary outdoor activity and do not put any laundry outside during the clean-up
- Close all external doors and windows and stay indoors during the clean-up
- Consider avoiding using air conditioners that introduce air from outside into the home during the clean-up
- Dispose of any laundry that may have been contaminated with asbestos as asbestos waste after the clean-up (advice on disposing of asbestos waste is provided in section 10).
- Use a low pressure hose on a spray configuration to remove visible dust from pathways after the clean-up
- Wipe dusty surfaces with a damp cloth and bag and dispose of the cloth as asbestos waste after the clean-up (advice on disposing of asbestos waste is provided in section 10)
- Any other measures recommended by an occupational hygienist following assessment of the situation.

## 8. Council's process for changing land use

Council recognises the need to exercise care when changing zoning for land uses, approving development or excavating land due to the potential to uncover known or unknown asbestos material from previous land uses (for example, where a site has been previously used as a landfill or for on-site burial of asbestos waste).

State Environmental Planning Policy No. 55 – Remediation of Land states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.

Managing sites contaminated with asbestos material is addressed in section 6.

## **9. Council's process for assessing development**

This section applies to development applications assessed under the Environmental Planning and Assessment Act 1979 and complying development applications assessed under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or council's complying codes (see section 9.5.2). This includes alterations and additions to residential development, which may include internal work as well as extensions to the existing main structure, or changes to outbuildings, sheds or garages.

This section also covers renovations that do not require development consent or a complying development certificate. Development consent is not required to maintain an existing structure. For example, the replacement of windows, doors and ceilings may involve the removal of asbestos but does not constitute development under the Environmental Planning and Assessment Act 1979. In these instances, council has an educative role in providing owners and occupiers with advice and information about the identification and safe management of asbestos.

### **9.1 Responsibilities for approving development**

Council is the consent authority for the majority of development applications in the LGA. The Joint Regional Planning Panel (JRPP) is also consent authority for certain local or regional development. Council may have representation on the JRPP.

Council or the JRPP may impose conditions of consent and a waste disposal policy to a development consent to ensure the safe removal of asbestos, where asbestos has been identified or may be reasonably assumed to be present.

Either council or a private certifier may assess a complying development certificate. Where a private certifier is engaged to assess a complying development certificate, the private certifier is responsible for ensuring that the proposed development activities include adequate plans for the safe removal and disposal of asbestos.

This also applies to the demolition of buildings. Certifiers are able to issue a complying development certificate under the Demolition Code of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Further information on demolition is provided in section 9.4.

When a private certifier issues a complying development certificate and is appointed as the Principal Certifying Authority for the development it is the certifier's responsibility to follow up to ensure that works including asbestos handling, removal and disposal if present, are carried out appropriately in accordance with the Environmental Planning and Assessment Regulation 2000 (clause 136E). Compliance is covered in section 9.7.

## 9.2 Providing advice to home owners, renovators and developers

Council is committed to providing information to minimise the risks from asbestos in the LGA. Information is provided below and in Appendix A. Appendix B lists additional sources of information on how to deal safely with the risks of asbestos and Appendix J lists asbestos containing products that may be found around the home.

The key points are:

- Before any renovation, maintenance or demolition work is carried out, any asbestos or asbestos containing materials should be identified (refer to section 9.3).
- Where a material cannot be identified or it is suspected to be asbestos, it is best to assume that the material is asbestos and take appropriate precautions.
- If asbestos containing materials can be maintained in good condition it is recommended that they be safely contained, left alone and periodically checked to monitor their condition, until demolition or redevelopment. If asbestos materials cannot be safely contained, they should be removed as outlined in section 9.4.
- For demolition or redevelopment, any asbestos containing materials should be safely removed and disposed of prior to the work commencing.

Anyone who is undertaking renovations themselves without a contractor is encouraged to refer to Appendices A and B for more information and contact council where they require further advice or clarification. Anyone engaging an asbestos removal contractor may contact SafeWork NSW with any queries as SafeWork NSW regulates asbestos removal by workers (as explained in section 9.4). Contact details for council and SafeWork NSW are provided in Appendix E.

## 9.3 Identifying asbestos

Information on common places where asbestos is likely to be found in residential, commercial and industrial premises with materials from prior to 2004 on the premises is provided in Appendix A.

A person may apply to council for a planning certificate (called a section 149 certificate) for the relevant land. Council may provide information on a planning certificate including

whether council has a policy to restrict the use of land due to risks from asbestos contamination, as outlined in section 6.2.

Council aims to ensure that records are, as far as possible, accurate. In some instances, council may not have up-to-date information about asbestos for a property. Council may be able to provide general advice on the likelihood of asbestos being present on the land based on the age of the buildings or structures on the land. A general guide to the likelihood of asbestos presence based on building age is provided in Appendix A under section 2.2.

The most accurate way to find out if a building or structure contains asbestos is to obtain an asbestos inspection by a person competent in the identification and assessment of asbestos, such as an occupational hygienist (a competent person is defined by the NSW Work Health and Safety Regulation 2011). This is highly advisable before undertaking major renovations to buildings constructed, or containing materials from prior to 2004.

- Property owners and agents are encouraged to inform any tenants or occupiers of the presence of asbestos and to address any potential asbestos hazards where appropriate.
- Property owners who let their properties out are required to identify any asbestos within those properties before any work is carried out (this includes residential properties).
- The Work Health and Safety Regulation 2011 states that the person conducting a business or undertaking in any building constructed before 31 December 2003 must identify if there is any asbestos in the building.
- All commercial properties that contain asbestos must have and maintain a current asbestos register and asbestos management plan.

## 9.4 Removing asbestos, refurbishments and demolitions

### 9.4.1 Removing asbestos at domestic premises

If development is undertaken by contractors, as is the case with a lot of home renovations, then the work is considered to be at a workplace and is regulated by SafeWork NSW under the NSW Work Health and Safety Regulation 2011. This requires that a person conducting a business or undertaking who is to carry out refurbishment or demolition of residential premises must ensure that all asbestos that is likely to be disturbed by the refurbishment or demolition is identified and, so far as reasonably practicable, is removed before the refurbishment or demolition is commenced.

Depending on the nature and quantity of asbestos to be removed, a licence may be required to remove the asbestos. The requirements for licenses are outlined below and summarised in the table in Appendix K. SafeWork NSW is responsible for issuing asbestos licences.

Friable asbestos must only be removed by a licensed removalist with a friable (Class A) asbestos removal licence. Except in the case of the removal of:

- asbestos containing dust associated with the removal of non-friable asbestos, or
- asbestos containing dust that is not associated with the removal of friable or non-friable asbestos and is only a minor contamination (which is when the asbestos contamination is incidental and can be cleaned up in less than one hour).

The removal of more than 10 square metres of non-friable asbestos or asbestos containing material must be carried out by a licensed non-friable (Class B) or a friable (Class A) asbestos removalist.

The removal of asbestos containing dust associated with the removal of more than 10 square metres of non-friable asbestos or asbestos containing material requires a non-friable (Class B) asbestos removal licence or a friable (Class A) asbestos removal licence.

Removal of 10 square metres or less of non-friable asbestos may be undertaken without a licence. However, given the risks involved, council encourages residents to consider engaging a licensed asbestos removal contractor. The cost of asbestos removal by a licensed professional is comparable in price to most licensed tradespeople including electricians, plumbers and tilers.

All asbestos removal should be undertaken in accordance with the Code of practice on how to safely remove asbestos.

If a residential premise is a workplace, the licensed asbestos removalist must inform the following persons before licensed asbestos removal work is carried out:

- The person who commissioned the work
- A person conducting a business or undertaking at the workplace
- The owner and occupier of the residential premises
- Anyone occupying premises in the immediate vicinity of the workplace (as described in section 467 of the NSW Work Health and Safety Regulation 2011).

In certain circumstances, a premise may be used for both residential and commercial purposes and is therefore classified as a workplace.

All licensed asbestos removal must be:

- Supervised by a supervisor named to SafeWork NSW
- Notified to SafeWork NSW at least five days prior to the work commencing.

Requirements for the transport and disposal of asbestos waste are covered in section 10.

#### 9.4.2 Removing asbestos at workplaces

The NSW Work Health and Safety Regulation 2011 specifies requirements for demolition and refurbishment at a workplace with structures or plants constructed or installed before 31 December 2003. SafeWork NSW is the lead agency for regulating the safe management of asbestos at workplaces.

#### 9.4.3 Obtaining approval for demolition

Demolition work must comply with Australian Standard AS 2601 – 2001: The demolition of structures. In most circumstances demolition of a structure requires development consent or a complying development certificate. Applicants need to enquire to council as to whether and what type of approval is required. Where a development application is required council's standard conditions need to be applied to ensure that asbestos is safely managed. Council's conditions for development consent are referred to in section 9.6.

A wide range of development, including residential, industrial and commercial development, can be approved for demolition as complying development under the Demolition Code of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and the Environmental Planning and Assessment Regulation 2000 provides mandatory conditions for complying development certificate applications.

The Code of practice for demolition work (published by Safe Work Australia in 2012) provides practical guidance to persons conducting a business or undertaking on how to manage the health and safety risks associated with the demolition work. The Code of practice for demolition work applies to all types of demolition work.

### 9.5 Exempt or complying development

#### 9.5.1 Exempt development

Exempt development does not require any planning or construction approval if it meets the requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

This means that there is no ability for council or a private certifier to impose safeguards for the handling of asbestos through conditions of development consent. However, council advises that all asbestos removal work should be carried out in accordance with the *Code of practice on how to safely remove asbestos*.

### 9.5.2 Complying development

The Environmental Planning and Assessment Regulation 2000 (clause 136E) outlines conditions under which a complying development certificate can be issued for development that involves building work or demolition work and friable or non-friable asbestos.

Applications for complying development certificates must include details of the estimated area (if any) in square metres of friable and/or non-friable asbestos material that will be disturbed, repaired or removed in carrying out the development (under Schedule 1 part 2 of the Environmental Planning and Assessment Regulation 2000).

Where more than 10 square metres of non-friable asbestos is to be removed, a contract evidencing the engagement of a licensed asbestos removal contractor is to be provided to the principal certifying authority. The contract must specify the landfill site lawfully able to accept asbestos to which the removed asbestos will be delivered.

If the contract indicates that asbestos will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

If the work involves less than 10 square metres of non-friable asbestos and is not undertaken by a licensed contractor, it should still be undertaken in a manner that minimises risks as detailed in the *Code of practice on how to safely remove asbestos*. In instances where asbestos removal is less than 10 square metres of non-friable asbestos and not from a place of work, then SafeWork NSW would not be the agency responsible for regulating this activity. Concerns or complaints may be directed to council as outlined in section 11.

The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 outlines the requirements for the applicant to notify their neighbours that works may include asbestos removal.

Further requirements to inform other persons of licensed asbestos removal are described in section 467 of the NSW Work Health and Safety Regulation 2011 as noted in section 9.4.1 of this policy.

### 9.6 Development applications

If a proposed building does not meet the requirements of exempt or complying development then there is a final planning approval option: a development application (DA). A DA can only be approved by a local council, the JRPP or, for very large, State-significant development proposals, the State Government. A development application needs to be



prepared and it will be assessed in accordance with the development standards established by council. Council may undertake a site inspection as part of the DA assessment.

#### 9.6.1 Pre-development application advice regarding asbestos

Council's pre-DA service enables proponents to discuss asbestos-related issues with council prior to lodging a DA, if the issue is raised. Council may inform applicants of this policy, fact sheets or websites. Generally this may be most relevant to structures erected or modified before the 1980s and any other structure that could be reasonably suspected to contain asbestos including those with building materials from prior to 2004.

#### 9.6.2 Conditions of consent

Conditions of consent will be attached to any development consent. Reference to and compliance with these conditions is mandatory.

### 9.7 Compliance and enforcement

#### 9.7.1 Responsibilities for compliance and enforcement

The controls rely on information being provided and checked by the principal certifying authority which may be either the local council or a private certifier. A private certifier has powers under the Environmental Planning and Assessment Act 1979 to issue construction certificates, compliance certificates, complying development certificates, occupation certificates and to carry out mandatory inspections. Councils will not always be the principal certifying authority. When a council is not nominated as the principal certifying authority for a complying development certificate or development application, the council may not have any knowledge of the asbestos matter. Accordingly, coordination of compliance and/or enforcement actions between the council and the private certifier will be required.

Council may take action on any development for which council has issued the development consent, even when not appointed as the principal certifying authority to ensure enforcement. Where council receives a complaint about a development for which council is not the principal certifying authority, council should consider whether council is the appropriate authority to resolve the matter. Complaints that warrant action by councils because of their greater enforcement powers include:

- Urgent matters, for example, a danger to the public or a significant breach of the development consent or legislation
- Matters that are not preconditions to the issue of the occupation/subdivision certificate.

In relation to naturally occurring asbestos, council is to verify compliance with environmental planning and assessment legislation and together with the EPA and SafeWork NSW is to coordinate enforcement where non-compliance is suspected.

#### 9.7.2 Compliance strategies

Illegal works include:

- Works that are undertaken without a required development consent or complying development certificate
- Works that are undertaken that do not comply with the conditions of the development consent or complying development certificate.

Where council becomes aware of illegal work involving asbestos or asbestos containing materials, council will notify SafeWork NSW if the site is a workplace.

The Environmental Planning and Assessment Act 1979 empowers council to issue orders to direct specific work be undertaken to comply with a development consent.

Council may need to issue an order under the Local Government Act 1993 (section 124) to direct a person to 'do or refrain from doing such things as are specified in the order to ensure that land is, or premises are, placed or kept in a safe or healthy condition.'

Council may also issue a clean-up notice or prevention notice under the Protection of the Environment Operations Act 1997 as outlined in section 6.1 of this policy.

Council may audit asbestos-related demolition works which council has recently approved by using a legal notice under section 192 of the Protection of the Environment Operations Act 1997 to require developers to provide information and records regarding disposal of their asbestos waste.

## 10. Managing asbestos as a waste

It is illegal to dispose of asbestos waste in domestic garbage bins or to recycle, reuse, bury or illegally dump asbestos waste. Asbestos must not be placed in general waste skip bins, yet there have been instances where asbestos has been illegally placed in skip bins by third parties. Members of the public need to be aware of this hazard and may need to secure their skip bins to prevent a third party from illegally disposing of asbestos in the skip bin.

Asbestos waste (in any form) must only be disposed of at a landfill site that may lawfully receive asbestos waste.

### 10.1 Responsibilities for asbestos waste management

Council's responsibilities for asbestos waste management are outlined in section 3.3.

The handling and, where appropriate, temporary storage of asbestos waste at worksites is regulated by SafeWork NSW.

The EPA regulates premises that have or require an environment protection licence in accordance with the Protection of the Environment Operations Act 1997. A licence is required where more than 5 tonnes of asbestos waste, brought from off-site, is stored at any time. All other sites where asbestos waste is stored, typically those that are non-work sites, are regulated by local councils.

### 10.2 Handling asbestos waste for disposal

The *Code of practice on how to safely remove asbestos* provides details on waste containment and disposal and controls applicable to all types of asbestos removal (in section 4.8 of the Code).

### 10.3 Transporting asbestos waste

The following requirements apply to the transport of asbestos waste and non-compliance with these requirements is an offence under the Protection of the Environment Operations (Waste) Regulation 2005 clause 42(3):

- a. non-friable asbestos material must be securely packaged at all times
- b. friable asbestos material must be kept in a sealed container
- c. asbestos-contaminated soils must be wetted down
- d. all asbestos waste must be transported in a covered, leak-proof vehicle.

Asbestos waste that is transported interstate must be tracked in accordance with the Protection of the Environment Operations (Waste) Regulation 2014. Asbestos waste transported within New South Wales does not need to be tracked. The waste tracking system is administered by the EPA. An environment protection licence is required to transport asbestos waste interstate where any load contains more than 200 kilograms of asbestos waste.

It is an offence to transport waste to a place that cannot lawfully receive that waste, or cause or permit waste to be so transported (under section 143 of the Protection of the Environment Operations Act 1997). Penalty notices may be issued for \$4000 (to individuals) and \$8000 (to corporations).

Council is licensed by the EPA under licence number 12505 to transport Category 1 and 2 trackable waste, including ACM waste to a licensed ACM waste disposal site.

#### 10.4 Disposing of asbestos waste at waste facilities

A list of licensed facilities in the Central West region is available on the EPA website at <http://www.epa.nsw.gov.au/managewaste/house-asbestos-land.htm>

The following facility is located in the former Dubbo Local Government Area:

- Facility: Whylandra Waste & Recycling Centre
- Hours of operation: 8am-5pm weekdays, 9am-5pm weekends
- Contact details: Cooba Road, Dubbo (15km west of Dubbo)  
02 6887 3382
- Fees: as outlined in Council's Revenue Policy
- Website: <http://www.dubbo.nsw.gov.au/CouncilServices/WhylandraWasteDepot.html>

Other nearby licensed facilities include Narromine Waste Facility and Wellington Waste Disposal Depot.

Persons delivering waste to a landfill site must comply with the following requirements:

- A person delivering waste that contains asbestos to a landfill site must inform the landfill occupier of the presence of asbestos when delivering the waste.
- When unloading and disposing of asbestos waste at a landfill site, the waste must be unloaded and disposed of in such a manner as to prevent the generation of dust or the stirring up of dust.

Non-compliance with these requirements is an offence under the Protection of the Environment Operations (Waste) Regulation 2014 and these offences attract strong penalties.

##### 10.4.1 Situations in which asbestos waste may be rejected from waste facilities

Asbestos waste may be rejected from a waste facility if the waste is:

- Not correctly packaged for delivery and disposal (as per sections 10.2 and 10.3)
- Not disclosed by the transporter as being asbestos or asbestos containing materials, or
- Taken to a waste facility that does not accept asbestos waste.

Where waste is rejected, the waste facility must inform the transporter of the waste of a waste facility to which the waste may be transported, that is, a waste facility at which the waste can be legally accepted (as required by the Protection of the Environment Operations (Waste) Regulation 2014).

Individuals may be fined \$4000 and corporations may be fined \$8000 under the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (Waste) Regulation 2014 for transporting asbestos waste to a facility that cannot lawfully receive asbestos waste.

#### 10.5 Illegal dumping of asbestos waste

Illegal dumping is the unlawful deposit of waste onto land. That is waste materials dumped, tipped or otherwise deposited onto private or public land where no licence or approval exists to accept such waste. Illegal landfilling, which is waste used as fill material with the consent of the owner or occupier of the land but without the necessary council or EPA approvals, is also considered to be illegal dumping and pollution of land.

Illegal dumping of asbestos waste in public places such as parks, streets or nature strips can attract regulatory action including:

- On-the-spot fines of up to \$8000
- Prosecution for pollution of land of up to \$5 million for a corporation and \$120,000 for each day the offence continues (under section 142A of the Protection of the Environment Operations Act 1997), or
- Up to \$1 million, or seven years imprisonment, or both for an individual (under section 119 of the Protection of the Environment Operations Act 1997).

The responsibility for cleaning up illegally dumped waste lies with the person or company that deposited the waste. If they cannot be identified the relevant landowner becomes the responsible party.

Local councils are the appropriate regulatory authority for illegal dumping unless:

- The activity was part of the carrying on of an activity listed in Schedule 1 of the Protection of the Environment Operations Act 1997
- The activity was carried out by a public authority or the state, or
- The site is regulated by a different authority such as the Minister for Planning and Infrastructure.

A handbook to assist Aboriginal communities to prevent and arrange the clean-up of illegal dumping (published by the EPA) is noted in Appendix B.

#### 10.6 Asbestos remaining on-site

The disposal of asbestos on site is not encouraged as it requires an effective ongoing system of long term management to ensure the material does not pose unacceptable risks to future site activities and occupants. For on-site burial of asbestos waste, council will seek advice from the EPA. Council will confirm if on-site disposal is permitted under planning controls whether or not consent is required and will require recording of on-site disposal on the zoning certificate (section 149 certificate).

### 11. Complaints and investigations

Complaints and inquiries may be directed to council about incidents in public places and private properties. Complaints and inquiries regarding a workplace should be directed to SafeWork NSW. Complaints and inquiries regarding licensed premises under the Protection of the Environment Operations Act 1997 should be directed to the EPA.

Council will respond to complaints and inquiries regarding:

- Council's requirements in relation to development, land management and waste management
- Derelict properties
- General asbestos safety issues
- Illegal dumping
- Safe removal and disposal of minor quantities of asbestos materials
- Unsafe work at a residential property conducted by a homeowner or tenant.

Complaints about council in relation to asbestos may be directed to the NSW Ombudsman.

## Part 2 – Management of asbestos risks within council

### 12. Rights and responsibilities of workers at the council workplace

#### 12.1 Duties of council workers at the council workplace

##### 12.1.1 The General Manager

The General Manager has a duty to exercise due diligence to ensure that council complies with the NSW Work Health and Safety Act 2011 and the NSW Work Health and Safety Regulation 2011. This includes taking reasonable steps to ensure that council has and uses appropriate resources and processes to eliminate or minimise risks associated with asbestos.

##### 12.1.2 Workers

Workers have a duty to take reasonable care for their own health and safety and that they do not adversely affect the health and safety of other persons. Accordingly workers:

- Must comply with this policy and any reasonable instruction or procedure relating to health and safety at the workplace
- Must use any personal protective equipment provided, in accordance with information, training and reasonable instruction provided so far as the worker is reasonably able
- May cease, or refuse to carry out, work if the worker has a reasonable concern that to carry out the work would expose them, or other persons, to a serious health or safety risk, emanating from an immediate or imminent exposure to a hazard
- Should ensure they are using the latest version of all relevant procedures, plans, guidelines and legislation (refer to Appendix G).

Managers are responsible for ensuring workers who report to them have access to this policy and appropriate information, documentation and training.

##### 12.1.3 Prohibited work activities

Council will not permit the use of the following on asbestos or asbestos containing material:

- High pressured water spray (unless for fire fighting or fire protection purposes), or
- Compressed air.

Council will not permit the following equipment to be used on asbestos or asbestos containing material unless the use of the equipment is controlled in accordance with the NSW Work Health and Safety Regulation 2011:

- Power tools
- Brooms (note brooms are allowed for use on vinyl floor tiles), or
- Any other implements that cause the release of airborne asbestos into the atmosphere.

## 12.2 Responsibilities of council to council workers

### 12.2.1 Council's general responsibilities

Council has general responsibilities under the NSW Work Health and Safety Act 2011 and the NSW Work Health and Safety Regulation 2011. Accordingly council will:

- Not use any asbestos containing materials (unless in accordance with part 8.1 (419) of the NSW Work Health and Safety Regulation 2011) and will not cause or permit asbestos waste in any form to be reused or recycled
- Ensure that exposure of a person at the workplace to airborne asbestos is eliminated so far as is reasonably practicable
- Ensure that the exposure standard for asbestos (defined in Appendix C) is not exceeded in the workplace
- Notify SafeWork NSW immediately if persons are likely to be affected by asbestos fibres or if an air monitoring process records respirable asbestos fibre levels above 0.02 fibres/ml of air
- Ensure that any contractors engaged to undertake the removal of asbestos for council are appropriately licensed
- Consult with workers as required by the Work Health and Safety Act 2011.

Council will not import asbestos or asbestos containing material into Australia as prohibited under the Customs (Prohibited Imports) Regulations 1956. If plant or other materials are imported from countries where asbestos is not yet prohibited, council shall ensure the plant or materials do not contain asbestos prior to supply or use in the workplace.

### 12.2.2 Education, training and information for workers

As required by the NSW Work Health and Safety Act 2011 and NSW Work Health and Safety Regulation 2011, council will:



- Provide any information, training, instruction or supervision that is necessary to protect all persons at the workplace from risks to their health and safety arising from work carried out as part of the conduct of council business
- Ensure workers who council reasonably believes may be involved in asbestos removal work or the carrying out of asbestos-related work in the workplace are trained in the identification, safe handling and suitable control measures for asbestos and asbestos containing material.

Any workers who are involved in any activity listed in Appendix A under section 3 on behalf of, or for, council shall be provided with access to a copy of this policy and information and training suitable to their role and the activity.

Workers may be required to sign a statement to the effect that they acknowledge they have received, read and understood a copy of council's Asbestos Policy and any relevant procedures, or alternatively workers may note this in council's electronic record keeping system.

Council may also provide information and training to council employees who may need to respond to asbestos issues related to renovations and developments as outlined in section 9.

Topics training may cover are outlined in the *Code of practice on how to safely remove asbestos*.

Education and training will only be provided by appropriately accredited individuals.

Education and training may include both initial induction and ongoing reinforcement on a regular basis and reinforced at tool box meetings, general in-house training and on council's intranet.

A record of asbestos training undertaken by each worker will be kept until five years after the day the worker ceases to work for council..

A list of workers who have received the appropriate training to respond to asbestos hazards is available.

#### 12.2.3 Health monitoring for workers

Council will ensure health monitoring is provided to a worker if they are carrying out licensed asbestos removal work, other ongoing asbestos removal work or asbestos-related work at the workplace for council and are at risk of exposure to asbestos when carrying out the work.

The health monitoring will be consistent with the *Code of practice on how to safely remove asbestos* and meet the requirements of the NSW Work Health and Safety Regulation 2011 (part 8.5 Division 1).

Health counselling may be appropriate where a heightened sense of concern exists for individuals possibly exposed to elevated levels of airborne asbestos fibres.

Employees who were exposed to asbestos in the past and if there is a risk to the health of the employee as a result of that exposure, are covered by the NSW Work Health and Safety Regulation 2011 (clauses 435-444). Council will ensure these employees are kept on the health monitoring program.

Council may wish to refer to any plan / procedures / forms / record keeping systems that council may have for health monitoring for workers and the council employee responsible for coordinating the health monitoring. If council does not have any plans or procedures, council may include a commitment to develop a health monitoring plan/ procedures based on the *Code of practice on how to safely remove asbestos* and part 8.5 Division 1 of the NSW Work Health and Safety Regulation 2011.

### **13. Identifying and recording asbestos hazards in the council workplace**

This section outlines how council will identify and record asbestos hazards in the workplace. This section does not cover naturally occurring asbestos which is addressed in section 5 or illegal dumping which is addressed in section 10.5.

#### **13.1 Identifying asbestos**

Council will ensure, so far as is reasonably practicable, that all asbestos or asbestos containing material at the workplace is identified by a competent person (as defined by the NSW Work Health and Safety Regulation 2011). If a material cannot be identified or accessed, it will be assumed to be asbestos. This does not apply if council has reasonable grounds to believe that asbestos or asbestos containing material is not present.

##### **13.1.1 Material sampling**

Council may choose to identify asbestos or asbestos containing material by arranging for a sample to be analysed. Where council arranges sampling of asbestos containing material, this will be undertaken by an appropriately trained and competent council worker or a competent person will be contracted to undertake this task. Analysis of the sample must only be carried out by a National Association of Testing Authorities (NATA) accredited laboratory (refer to Appendix E) or a laboratory approved or operated by the regulator.

### 13.2 Indicating the presence and location of asbestos

Council will clearly indicate the presence and location of any asbestos or asbestos containing material identified or assumed at the workplace. Where it is reasonably practicable to do so, council will indicate the presence and location of the asbestos or asbestos containing material by a label.

### 13.3 Asbestos register

Council have prepared an asbestos register. A Quick Reference Asbestos Register is available in Council's electronic record keeping system (Trim), document ED14/27863. A register for each identified site is contained in each site's individual Asbestos Management Plan which is available in Trim and is to be kept at the workplace.

Council's asbestos register will be maintained to ensure the register lists all identified (or assumed) asbestos in the workplace and information in the register is up to date. The asbestos register will be accessible, reviewed, revised and otherwise managed as mandated by the NSW Work Health and Safety Regulation 2011 (clauses 425 – 428).

Council will ensure that any worker carrying out or intending to carry out work at a council workplace that involves a risk of exposure to airborne asbestos, is given a copy of the asbestos register.

### 13.4 Suspected asbestos

If a worker suspects there is asbestos in a council workplace, they should inform their manager or supervisor. A competent worker should check the asbestos register for existing asbestos locations and control measures and may need to arrange for an inspection and sampling of the material (refer to section 13.1.1). If it is likely that asbestos or suspected asbestos is present, the asbestos register will be updated and workers will be notified of any newly identified asbestos locations.

Council may need to manage the suspected asbestos as outlined in section 14. If the suspected asbestos has been disturbed and has, or could, become airborne, council may need to respond immediately as outlined in section 15.

## 14. Managing asbestos-related risks in the council workplace

### 14.1 Asbestos management plan

Council has an organisational asbestos management plan developed and updated by Council's Workplace safety Advisor and which can be found on council's intranet and electronic record keeping system (ED14/29263). A plan and register for each site constructed prior to 2004 is also available electronically and kept at the workplace.

The asbestos management plan will be accessible, reviewed, revised and otherwise managed as mandated by the NSW Work Health and Safety Regulation 2011 clause 429.

#### 14.2 Asbestos management plan for naturally occurring asbestos

Council is not aware of any naturally occurring asbestos in the workplace within the former Dubbo LGA. If naturally occurring asbestos is discovered, council will prepare an asbestos management plan in relation to the naturally occurring asbestos in accordance with the NSW Work Health and Safety Regulation 2011 part 8.4 (Management of naturally occurring asbestos).

#### 14.3 Management options for asbestos-related risks in the council workplace

Council's asbestos management plan includes decisions and reasons for decisions about the management of asbestos at the workplace.

Options for managing asbestos-related risks include:

- Removal of asbestos or asbestos containing materials (preferred wherever reasonably practicable)
- Interim control measures: enclosure (only for non-friable asbestos), encapsulation (when the original asbestos bond is still intact) or sealing (where the sealed material is unlikely to be subject to mechanical damage) asbestos containing material, to be implemented along with regular inspections by a competent person
- Leaving asbestos containing material in situ (deferring action).

Council may undertake an asbestos risk assessment, in consultation with workers and/or their representatives, in order to inform decision-making. Only competent persons will perform risk assessments or any subsequent reviews or revisions of risk assessments.

For all asbestos work or asbestos-related work, safe work practices will be in place and suitable personal protective equipment will be used.

Any Council procedures, risk assessments or risk management processes are contained in the Asbestos Management Plan.

#### 14.4 Sites contaminated with asbestos that are council workplaces

Where asbestos is identified as contaminating a workplace, the site will be included in council's asbestos register and asbestos management plan.

Council may need to ensure that an exposure assessment is undertaken and that appropriate risk management options are determined and implemented.

For asbestos in soil or aggregate, a suitably qualified occupational hygienist must carry out an assessment if the material in the soil and aggregate is unknown or classified as friable.

Council should engage specialists, who may include asbestos removalists, for all cases except in the case of minor, non-friable contaminations.

Further details on managing land contaminated with asbestos may be found in section 6.

#### 14.5 Demolition or refurbishment of council buildings and assets

Council will ensure that before any demolition or refurbishment of a council structure or plant constructed or installed before 31 December 2003 is undertaken, the asbestos register is reviewed and a copy provided to the business undertaking the demolition or refurbishment. Council will ensure that any asbestos that is likely to be disturbed is identified and, so far as is reasonably practicable removed.

#### 14.6 Removal of asbestos in the council workplace

Removal of asbestos or asbestos containing materials in the council workplace will be undertaken in accordance with the:

- NSW Work Health and Safety Act 2011
- NSW Work Health and Safety Regulation 2011.

Council may also refer to the *Code of practice on how to safely remove asbestos*.

For licensed asbestos removal work, a licensed asbestos removalist must meet the requirements of the NSW Work Health and Safety Regulation 2011 including the requirements to:

- Notify SafeWork NSW at least five days prior to the asbestos removal work commencing. However, in the case of emergency work, such as burst pipes, fires and illegally dumped asbestos, council may request to SafeWork NSW that this five days period be waived
- Prepare, supply and keep an asbestos removal control plan
- Obtain a copy of the asbestos register before carrying out asbestos removal work
- Inform the person with management or control of the workplace that the licensed asbestos removal work is to be carried out at the workplace
- Erect signs and barricades
- Limit access to the asbestos removal area
- Properly dispose of asbestos waste and dispose of, or treat, contaminated personal protective equipment
- Arrange a clearance inspection and clearance certificate.

Where council is informed that asbestos removal work is to be carried out at the workplace, council will inform workers and those in the immediate vicinity of the workplace and limit access to the asbestos removal area as per the NSW Work Health and Safety Regulation 2011.

#### 14.6.1 Removal by council employees

A list of employees trained and nominated to remove asbestos as well as the nominated supervisors is included in council's asbestos management plan.

Council is licensed by the EPA to transport asbestos, licence number 12505.

Council will ensure that before any council employee undertakes asbestos (or suspected asbestos) removal work they are:

- Appropriately trained
- Adequately supervised
- Provided with appropriate personal protective equipment and clothing
- Provided access to this policy
- Provided with information about the health risks and health effects associated with exposure to asbestos and the need for, and details of, health monitoring.

#### 14.6.2 Removal by contractors

Where council commissions the removal of asbestos at the workplace, council will ensure asbestos removal work is carried out only by a licensed asbestos removalist who is appropriately licensed to carry out the work, unless specified in the NSW Work Health and Safety Regulation 2011 that a licence is not required.

Where council requires the services of asbestos removalists, council will require the licence details of asbestos removalists prior to engaging their services and will verify the licence details with SafeWork NSW's Certification Unit prior to entering a contract or agreement with the licensed asbestos removalists.

Council is required to ensure that the work is carried out by a competent person who has been trained in the identification and safe handling of, and suitable control measures for, asbestos and asbestos containing material. Council will therefore require a statement in a written contract or agreement with the licensed asbestos removalist that the licensed asbestos removalist who will undertake the work has been adequately trained.

Council will provide a copy of the asbestos register to the licensed asbestos removalist.

Where council becomes aware of any breaches by licensed asbestos removalists, council will report this to SafeWork NSW.

#### 14.6.3 Clearance inspections and certificates

Where council commissions any licensed asbestos removal work, council will ensure that once the licensed asbestos removal work has been completed, a clearance inspection is carried out and a clearance certificate is issued by an independent licensed asbestos assessor (for Class A asbestos removal work) or an independent competent person (in any other case) before the asbestos removal area is re-occupied.

The friable asbestos clearance certificate will require visual inspection as well as air monitoring of the asbestos removal site. Air monitoring is mandatory for all friable asbestos removal. The air monitoring must be conducted before and during Class A asbestos removal work by an independent licensed asbestos assessor.

The friable asbestos clearance certificate is to state that there was no visible asbestos residue in the area or vicinity of the area where the work was carried out and that the airborne asbestos fibre level was less than 0.01 asbestos fibres/ml.

### 15. Accidental disturbance of asbestos by workers

In situations where asbestos is accidentally disturbed by council work and has, or could, become airborne, council will act to minimise exposure of workers and the wider public to airborne asbestos.

It may be appropriate that council:

- Stop works in the vicinity of the asbestos immediately
- Inform the site supervisor immediately, inform necessary workers and record the incident
- Evacuate the area
- Provide personal protective equipment and briefing to appropriately trained workers who will respond to the incident
- Restrict access to the area and ensure only appropriately trained and equipped council workers attend the site
- Exclude the public from the site and provide information to the public if in a public area
- Wet surfaces to reduce the dust levels
- Prevent the spread of contamination by using wash down facilities
- Provide information, training and supervision to all workers potentially at risk

- Contact SafeWork NSW to report the disturbance. SafeWork NSW must be immediately notified if persons are likely to be effected by asbestos fibres or if an air monitoring process records a level above 0.02 fibres/ml of air
- Implement an air monitoring program to assess asbestos exposure levels and specific risk control measures.
- Liaise with or consult the appropriate agencies
- Seek advice from an occupational hygienist
- Follow the *Code of practice on how to safely remove asbestos*
- Ensure that asbestos materials are disposed of at a facility licensed to accept asbestos materials, and where contractors have been engaged to dispose of asbestos waste, sight proof of appropriate disposal through weighbridge dockets or similar documentation
- Update the asbestos register and notify workers of any newly identified asbestos locations.

## 16. Council's role in the disposal of asbestos waste

### 16.1 Responding to illegal dumping

Removal of illegally dumped asbestos material or suspected asbestos material by council employees will be undertaken in accordance with section 14.6.1 or section 14.6.2.

Where council commissions the removal of illegally dumped asbestos material or suspected asbestos material, council will ensure this is undertaken in accordance with section 14.6.2.

Where council becomes aware of illegally dumped asbestos material outside of council's jurisdiction, council will promptly notify the relevant authority.

### 16.2 Transporting and disposing of asbestos waste

Council will transport and dispose of waste in accordance with the legislation and as outlined in section 10.

### 16.3 Operating council's waste facility licensed to accept asbestos waste

Waste management facilities must be managed in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 including section 80 which specifies that:

- Asbestos waste in any form must be disposed of only at a landfill site that may lawfully receive the waste



- When asbestos waste is delivered to a landfill site, the occupier of the landfill site must be informed by the person delivering the waste that the waste contains asbestos
- When unloading and disposing of asbestos waste at a landfill site, the waste must be unloaded and disposed of in such a manner as to prevent the generation of dust or the stirring up of dust, and
- Asbestos waste disposed of at a landfill site must be covered with virgin excavated natural material or other material as approved in the facility's environment protection licence as detailed in the Protection of the Environment Operations (Waste) Regulation 2014.

Council has developed a charging policy for receiving asbestos waste, which reflects the actual cost of managing the asbestos waste, plus any applicable levies.

When council is receiving construction, renovation and demolition waste, council may screen and inspect incoming loads to minimise asbestos contamination risk as this waste may be high risk for asbestos materials. Council has/shall develop procedures to avoid asbestos contamination in material intended for resource recovery.

Council may issue a receipt for asbestos waste received at a licensed landfill facility. The receipt provided may note the time, date and location of disposal, weight of asbestos containing material disposed, method of disposal (note on handling) and a receipt number. This information must be recorded by the facility, regardless of whether a receipt is issued.

Developments requiring the removal and disposal of asbestos may be required to provide copies of receipts to Council's Environmental Services Division as a condition of consent.

#### 16.3.1 Asbestos waste incorrectly presented to council's waste facility/facilities

This section applies to situations where asbestos waste is taken to a council waste facility and the waste is:

- Not correctly packaged for delivery and disposal (as per sections 9.2 and 9.3)
- Not disclosed by the transporter as being asbestos or asbestos containing materials
- Taken to a waste facility that does not accept asbestos waste.

In these situations, council may record relevant details such as the:

- Contact details of the transporter
- Origin of the asbestos or asbestos containing material
- Amount and type of asbestos or asbestos containing material

- Reasons why the asbestos waste was not properly packaged, disclosed or transported to a waste facility licensed to receive asbestos waste
- Development consent details (if applicable).

Where asbestos waste is not correctly packaged for delivery and disposal, or is not disclosed by the transporter as being asbestos or asbestos containing materials, council may:

- Reject the asbestos waste from the facility
- Suggest the transporter re-package the load correctly at the facility
- Provide a bay for wetting and/or wrapping the asbestos and protective equipment for the transporter eg the option to purchase an asbestos waste handling kit (for non-commercial operators with less than 10 square metres of non-friable asbestos)
- Provide the transporter with educational material such as SafeWork NSW fact sheets on correct methods for packaging, delivery and disposal of asbestos
- Question the transporter about the source of asbestos waste
- Issue a clean-up notice or prevention notice under the Protection of the Environment Operations Act 1997
- Issue a compliance cost notice under the Protection of the Environment Operations Act 1997
- Issue a penalty infringement notice for improper transport of asbestos (under the Protection of the Environment Operations Act 1997).

Where asbestos waste is taken to a waste facility that does not accept asbestos waste, council may reject the waste. Where waste is rejected, council should complete a rejected loads register (a template is available from SafeWork NSW). Council will also inform the transporter of a waste facility to which the waste may be transported, that is, a waste facility at which the waste can be legally accepted (as required by the Protection of the Environment Operations (Waste) Regulation 2014). If council suspects that there is a risk of illegal dumping of the rejected waste, council will inform council's rangers. Suitable disposal for loads that are refused entry will remain the responsibility of the transporter and at a later date the transporter will need to demonstrate to council that the waste has been appropriately disposed.

Where asbestos waste is illegally dumped at an unstaffed waste station, management options for council include to:

- Undertake surveillance via video cameras to issue fines or deter dumping
- Provide targeted education to neighbouring landholders to ensure that they do not allow access to the waste station.

#### 16.4 Recycling facilities

Council should screen and inspect incoming loads at recycling facilities for the presence of asbestos or asbestos containing materials to minimise asbestos contamination risk.

To prevent contamination of recycled products and to manage situations where contamination has occurred, council should adhere to the guide: *Management of asbestos in recycled construction and demolition waste*.

The Environmental Management Plan for each waste facility should include procedures to avoid asbestos contamination in material intended for resource recovery.

#### 16.5 Re-excavation of landfill sites

The re-excavation of a council landfill site where significant quantities of asbestos waste are deposited should only be considered with reference to any available records on the nature, distribution and quantities of asbestos waste required under the relevant legislation, and consultation with the Environment Protection Authority (as the appropriate regulatory authority under the Protection of the Environment Operations Act 1997).

### 17. Advice to tenants and prospective buyers of council owned property

Council may provide advisory notes to tenants and prospective buyers of council owned property that is likely to contain asbestos.

Council may request that tenants in council property:

- Advise council of any hazards relating to asbestos
- Minimise damage to asbestos containing material
- Co-operate with council in facilitating any risk management work arranged by council
- Act on advice from council to minimise risks from asbestos.

### 18. Implementing council's asbestos policy

#### 18.1 Supporting documents

The implementation of this policy is supported by council's:

- Conditions of consent
- Enforcement and prosecution policy
- Contaminated Land Policy

Council also has several internal documents that support this policy.

- Asbestos Management Plan
- Quick Reference Asbestos Register
- Individual site asbestos management plan and registers
- Council's existing risk assessment matrices and a risk controls checklist for asbestos
- Employee health monitoring plans and records
- Incident report form
- Maintenance and inspection schedules for council owned assets
- Risk register
- Safe work method statements/procedures for asbestos handling and removal for council employees
- Site maps for asbestos in landfill
- Site specific safety management plans
- Training registers/records (relevant to identifying, handling and removing of asbestos materials).
- Contaminated Lands Register

## 18.2 Communicating the policy

This is a publicly available policy. The policy is to be made available via:

- Council's Customer Services Centre, Civic Administration Building
- [www.wprc.nsw.gov.au](http://www.wprc.nsw.gov.au)
- Council's electronic record keeping system (Trim) and intranet (Councilpedia)

All employees shall receive information about the policy at induction from Human Resource Services. Any workers (including employees, contractors, consultants and, where relevant, volunteers and members of the public) who are involved in any activity or activities listed in Appendix A under section 3 on behalf of, or for, council shall be provided with access to a copy of this policy and relevant supporting documents. This includes any workers involved in commencing, arranging, undertaking, regulating, inspecting or supervising a potentially hazardous activity or activities. Managers are responsible for ensuring workers who report to them have access to the policy and appropriate information, documentation and training in asbestos awareness (as per the NSW Work Health and Safety Regulation 2011) prior to planning the activity or activities. Further information about training is noted in section

12.2.2 of this policy.

Council shall incorporate a statement regarding compliance with this policy in all relevant contracts and agreements with workers (including employees, contractors, consultants and, where relevant, volunteers and members of the public).

In the case of any substantive revisions to the policy, the revisions will be approved by the General Manager and the General Manager will notify all persons who may have cause to undertake, arrange or supervise any activities listed in Appendix A under section 3 on behalf of, or for, council.

### 18.3 Non-compliance with the policy

Failure by workers to adhere to the policy and failure by managers to adequately inform relevant workers of this policy shall be considered non-compliance with this policy.

The appropriate supervisor, manager, director or the General Manager shall take action in the case on non-compliance with the policy and this may include providing education and training, issuing a verbal or written warning, altering the worker's duties, or in the case of serious breaches, terminating the worker's services. Each case shall be assessed on its merits with the aim of achieving a satisfactory outcome for all parties.

Workers should approach their supervisor or manager if they are experiencing difficulties in understanding or implementing the policy or if they are concerned that other workers are not complying with the policy.

### 19. Variations to this policy

Council reserves the right to review, vary or revoke this policy. The General Manager may allow variations to the policy for minor issues in individual cases.

## Appendices

### Appendix A – General information and guidance

#### 1. What is asbestos?

Asbestos is the generic term for a number of naturally occurring, fibrous silicate materials. If asbestos is disturbed it can release dangerous fine particles of dust containing asbestos fibres. Breathing in dust containing elevated levels of asbestos fibres can cause asbestosis, lung cancer and mesothelioma.

There are two major groups of asbestos:

- The serpentine group contains chrysotile, commonly known as white asbestos
- The amphibole group contains amosite (brown asbestos) and crocidolite (blue asbestos) as well as some other less common types (such as tremolite, actinolite and anthophyllite).

Further information about the different types of asbestos can be found in enHealth, 2005, *Management of asbestos in the non-occupational environment* and *Asbestos: A guide for householders and the general public – February 2013*:

<http://www.health.gov.au/internet/main/publishing.nsf/Content/health-pubhlth-publicat-enviro.htm>

In Australia, in the past asbestos was mined and widely used in the manufacture of a variety of materials. Asbestos was gradually phased out of building materials in the 1980s and the supply and installation of asbestos containing goods has been prohibited in Australia since 31 December 2003.

Asbestos legacy materials still exist in many homes, buildings and other assets. It is estimated that 1 in 3 Australian homes contains building materials with asbestos. Where the material containing asbestos is in a non-friable form (or bonded), undisturbed, and painted or otherwise sealed, it may remain safely in place. However, where the asbestos containing material is broken, damaged or mishandled, fibres can become loose and airborne posing a risk to health. Disturbing or removing asbestos unsafely can create a health hazard.

It is often difficult to identify the presence of asbestos by sight. If you are in doubt, it is best to assume that you are dealing with asbestos and take every precaution. The most accurate way to find out whether a material contains asbestos is to obtain an asbestos inspection by a person competent in the identification and assessment of asbestos such as an occupational hygienist. It can be unsafe for an unqualified person to take a sample of asbestos. Licensed asbestos removalists can be found by using the telephone directory.

Council encourages residents to ask the contractor for a copy of their licence prior to engaging them. Residents can then check with SafeWork NSW NSW (phone 13 10 50) to confirm the contractor has the appropriate class of licence for the asbestos removal job.

## 2. Where is asbestos found?

Asbestos can be found where it occurs naturally and in a variety of materials (from prior to 2004) in residential, commercial and industrial premises and on public and private land.

### 2.1 Naturally occurring asbestos

Naturally occurring asbestos refers to the natural geological occurrence of asbestos minerals found in association with geological deposits including rock, sediment or soil.

Asbestos is found as a naturally occurring mineral in many areas of NSW. Asbestos may occur in veins within rock formations. The map provided in Appendix L gives an indication of areas in NSW known to have naturally occurring asbestos. Note whether council is aware of areas of naturally occurring asbestos within the LGA and if so the general location and information on situation eg the asbestos is underground and does not present a high risk to public health. Naturally occurring asbestos may be known of from previous mining operations or from being uncovered during road construction and other civil works.

Work processes that have the potential to inadvertently release naturally occurring asbestos into the air include:

- Agriculture
- Forestry
- Landscaping
- Mining
- Other excavation or construction activities
- Pipe works and telecommunications works
- Road construction and road works.

Further information can be found in this policy under section 5 and in the *Naturally-occurring asbestos fact sheet* published by SafeWork NSW, which provides a photograph of naturally occurring asbestos.

### 2.2 Residential premises

As a general rule, a house built:

- Before the mid 1980s – is highly likely to contain asbestos containing products.
- Between the mid 1980s and 1990 – is likely to contain asbestos containing products.

- After 1990 – is unlikely to contain asbestos containing products. However, some houses built in the 1990s and early 2000s may have still used asbestos cement materials until the total ban on any activity involving asbestos products became effective from December 2003.

Pipelines installed prior to 1992, particularly black surface coated and grey surface pipes, may contain asbestos.

It is important to note, the most accurate way to find out whether a material contains asbestos is by engaging a licensed asbestos removalist or occupational hygienist to inspect and arrange testing where necessary.

Fibre cement sheeting, commonly known as 'fibro', 'asbestos sheeting' or 'AC sheeting' (asbestos containing sheeting) is the most commonly found legacy asbestos material in residential premises. Other asbestos containing materials were used in 'fibro' houses but also found in brick and timber housing stock from that period. Asbestos materials were sold under a range of commercial names. Some asbestos containing materials found in New South Wales domestic settings are listed in Appendix J.

Common places where asbestos is likely to be found in and around homes include:

#### *Outside*

- Backyard garden sheds, carports, garages and dog kennels
- Electrical meter boards
- Imitation brick cladding
- Lining under eaves
- Wall and roof materials (flat, patterned or corrugated asbestos sheeting).

#### *Inside*

- Insulation materials in heaters and stoves
- Interior walls and sheeting
- Sheet materials in wet areas (bathroom, toilet and laundry walls, ceilings and floors)
- Vinyl floor tiles, the backing to cushion vinyl flooring and underlay sheeting for ceramic tiles including kitchen splashback. 37

Asbestos can also be found in:

- Angle mouldings (internal and external)
- Board around windows and fireplaces
- Brake pads and clutch pads to vehicles
- Buried and dumped waste materials
- Carpet underlay



- Ceilings (ceiling tiles or sprayed coatings or loose in the ceiling cavity)
- Cement flooring
- External toilets
- Fencing
- Guttering, downpipes and vent pipes
- Inside appliances eg irons, whitegoods
- Gable ends
- Outbuildings
- Ridge capping
- Swimming pools – reinforcing marble swimming pools
- Ventilators – internal and external.

Other places asbestos can be found are listed in Appendix J.

### 2.3 Commercial and industrial premises

In commercial and industrial premises, asbestos may be found in the abovementioned places and also:

- Asbestos rope or fabric in expansion joints (for example exhaust flues) and insulation
- Bitumous waterproof membrane on flat roofs
- Brake disc pads and brake linings
- Cloth, tapes, ropes and gaskets for packing
- Electrical switchboards and duct heater units
- Fillers and filters
- Fire doors
- Lagging on pipes such as heater flues
- Lift motor rooms
- Pipes, casing for water and electrical/ telecommunication services
- Rubber, plastics, thermosetting resins, adhesives, paints, coatings, caulking compounds and sealants for thermal, electrical and insulation applications
- Structural beams of buildings
- Yarns and textiles eg fire blankets.

Other places asbestos can be found are listed in Appendix J.

## 2.4 Sites contaminated with asbestos

Contamination of soils from asbestos or asbestos containing materials can present a risk in urban and rural environments if the asbestos can give rise to elevated levels of airborne fibres that people can breathe. Whilst buried material may not give rise to airborne asbestos fibres if securely contained, inappropriate disturbance of this waste could give rise to harmful levels of asbestos fibres in air. Activities such as those listed in section 3 of this Appendix have the potential to encounter and disturb asbestos waste or contamination, particularly where the contamination is not known to be present at the site or has not been appropriately considered.

### 2.4.1 Situations where asbestos contamination may occur

Situations where asbestos contamination may occur include:

- Industrial land, eg, asbestos-cement manufacturing facilities, former power stations, and rail and ship yards, especially workshops and depots
- Waste disposal or dumping sites, including sites of illegal dumping eg, building waste
- Sites with infill or burial of asbestos waste from former asbestos mining or manufacture processes
- Buildings or structures damaged by fire or storm (particularly likely for those with pre-1980s building materials but also possible for those with materials from prior to 2004)
- Land with fill or foundation material of unknown composition
- Sites where buildings or structures have been constructed from asbestos containing material or where asbestos may have been used as insulation material, eg, asbestos roofing, sheds, garages, reservoir roofs, water tanks, boilers and demolition waste has been buried onsite
- Sites where buildings or structures have been improperly demolished or renovated, or where relevant documentation is lacking (particularly likely for those with pre-1980s building materials but also those with materials from prior to 2004)
- Disused services with asbestos containing piping such as water pipes (including sewage systems, water services and irrigation systems), underground electrical and telephone wires and telecommunications trenches or pits (usually within 1 metre of the surface).

### 2.4.2 Significantly contaminated land

For sites that are significantly contaminated, the EPA and SafeWork NSW are the lead regulatory authorities. The Contaminated Land Management Act 1997 applies to significantly contaminated land. In general, significant contamination is usually associated with former asbestos processing facilities or where large quantities of buried friable asbestos waste has been uncovered and is giving rise to measureable levels of asbestos

fibres in air. Such sites require regulatory intervention to protect community health where the source of the contamination is not being addressed by the responsible person. The Environment Protection Authority has details of sites that have been nominated as significantly contaminated on its Public Register at: <http://www.epa.nsw.gov.au/clm/publiclist.htm>

If land is contaminated but not determined to be 'significant enough to warrant regulation' then the Contaminated Land Management Act 1997 does not apply. In such cases the provisions within the planning legislation and/or the Protection of the Environment Operations Act 1997 may be the appropriate mechanism for management of such contamination.

Guidance on assessing land can be found in the document: Guidelines on the duty to report contamination under the Contaminated Land Management Act 1997.

### 3. Potentially hazardous activities

A number of activities could cause asbestos to be inadvertently disturbed and consequently create a health risk.

Before undertaking any of the activities listed below, it should be considered whether asbestos containing materials may be present. If asbestos is present, these activities may be illegal or certain precautions may be required, or an appropriately licensed person may be required to undertake the activity.

Members of the public could inadvertently disturb asbestos through activities including:

- Renovations, refurbishments or repairs particularly those involving power tools, boring, breaking, cutting, drilling, grinding, sanding or smashing asbestos containing materials
- Sealing, painting, brushing and cleaning asbestos cement products
- Demolitions of homes or other structures (dismantling or destruction)
- Relocating a house, building or structure
- Using compressed air on asbestos containing materials
- Water blasting asbestos containing materials
- Cleaning gutters on asbestos cement roofs
- Handling asbestos cement conduits or boxes
- Maintenance work such as plumbing and electrical work on or adjacent to asbestos containing materials such as working on electrical mounting boards
- Maintenance or servicing of materials from vehicles, plant or equipment.

Council could inadvertently disturb asbestos through activities such as:

- Abovementioned activities
- Asset and building maintenance
- Certifying
- Inspections of sites and premises
- Transport and disposal of illegally dumped materials
- Collection, transport and disposal of incorrectly disposed of materials.

Naturally occurring asbestos and contaminated sites could be inadvertently disturbed during:

- Road building
- Site and construction work
- Other excavation activities
- Vehicle movements.

Natural processes can create a risk of exposure to asbestos including:

- Extensive fire or storm damage to asbestos cement roofs or building materials
- Extensive weathering and etching of unsealed asbestos cement roofs.

In addition, work that intentionally disturbs asbestos, such as sampling or removal, should be conducted by a competent person and in accordance with the relevant codes of practice and legislation.

#### **4. Health hazards**

Asbestos fibres can pose a risk to health if airborne, as inhalation is the main way that asbestos enters the body. The World Health Organisation has stated that concentrations of asbestos in drinking water from asbestos cement pipes do not present a hazard to human health.

Breathing in asbestos fibres can cause asbestosis, lung cancer and mesothelioma. The risk of contracting these diseases increases with the number of fibres inhaled and the risk of lung cancer from inhaling asbestos fibres is greatly increased if you smoke. Small fibres are the most dangerous and they are invisible to the naked eye. People who are at most risk are those who have been exposed to high levels of asbestos for a long time. The symptoms of these diseases do not usually appear for some time (about 20 to 30 years) after the first exposure to asbestos.

Asbestosis is the irreversible scarring of lung tissue that can result from the inhalation of substantial amounts of asbestos over a period of years. It results in breathlessness that may lead to disability and, in some case, death.

Lung cancer can be caused by asbestos. Lung cancer is related to the amount of fibre that is breathed in and the risk of lung cancer is greatly increased in those who also smoke tobacco.

Mesothelioma is a cancer of the pleura (outer lung lining) or the peritoneum (the lining of the abdominal cavity). Mesothelioma rarely occurs less than 15 years from first exposure, and most cases occur over 30 years after first exposure. Accordingly, the rates of malignant mesothelioma (an incurable cancer) are expected to rise from the year 2012 to 2020 and are expected to peak in this time.

If asbestos fibres are in a stable material, for example bonded in asbestos-cement sheeting (such as fibro), and these materials are in good condition they pose little health risk. However, where fibro or other non-friable asbestos sheeting is broken, damaged or mishandled, fibres can become loose and airborne posing a risk to health. Disturbing or removing asbestos containing materials unsafely can create a hazard.

The occupational standard for asbestos is 0.1fibre/ml of air and the environmental standard is 0.01fibre/ml in air.

When someone has potentially been exposed to asbestos, or receives or expects they may receive a diagnosis of an asbestos-related disease, they may experience psychological distress, including anxiety and may be in need of support. Their family and those around them may also be vulnerable to psychological distress.

## Appendix B – Further information

### Aboriginal communities

Illegal dumping prevention and clean-up. Handbook for Aboriginal communities, 2008 (EPA)

<http://www.epa.nsw.gov.au/wastetools/local-councils.htm>

### Asbestos contractors

A search of SafeWork NSW licenced contractors is available at

<http://www.safework.nsw.gov.au/information-searches/asbestos-demolition-licence-holders>

or by contacting the Asbestos Removal Contractors Association NSW (ARCA) [www.arcansw.asn.au](http://www.arcansw.asn.au) Phone: (02) 8586 3521.

An asbestos removal contractor's licence can be verified by contacting the SafeWork NSW NSW's Certification Unit on 13 10 50.

Demolition and Contractors Association (DCA) NSW

[www.demolitioncontractorsassociation.com.au](http://www.demolitioncontractorsassociation.com.au)

### Asbestos waste

Crackdown on Illegal Dumping: A Handbook for Local Government, 2007 (EPA)

<http://www.epa.nsw.gov.au/wastetools/local-councils.htm>

Management of asbestos in recycled construction and demolition waste, 2010 (SafeWork NSW), (WC02772)

<http://www.safework.nsw.gov.au/health-and-safety/safety-topics-a-z/asbestos/asbestos-resources-and-networks>

Safely disposing of asbestos waste from your home, 2009 (EPA) <http://www.epa.nsw.gov.au/managewaste/house-asbestos.htm>

For information on illegal dumping and safely disposing of asbestos waste visit the EPA website: <http://www.epa.nsw.gov.au/waste/asbestos.htm>

### Contaminated land

Guidelines on the duty to report contamination under the Contaminated Land Management Act 1997, 2009 (EPA):

<http://www.epa.nsw.gov.au/clm/guidelines.htm>

Managing land contamination: Planning guidelines SEPP 55 – Remediation of land, 1998 (Department of Planning and Infrastructure and EPA):-

<http://www.epa.nsw.gov.au/clm/planning.htm>

### Environmental risk assessment

Environmental health risk assessment: Guidelines for assessing human health risks from environmental hazards, 2002 (Commonwealth of Australia) -

[www.nphp.gov.au/enhealth/council/pubs/pdf/envhazards.pdf](http://www.nphp.gov.au/enhealth/council/pubs/pdf/envhazards.pdf)

### Health

Asbestos and health risks fact sheet, 2007 (Ministry of Health) –

<http://www.health.nsw.gov.au/environment/factsheets/Pages/asbestos-and-health-risks.aspx>

Further advice concerning the health risks of asbestos can be obtained from your local public health unit. Contact details for public health units may be found at:

[www.health.nsw.gov.au/publichealth/infectious/phus.asp](http://www.health.nsw.gov.au/publichealth/infectious/phus.asp)

### Renovation and development

Asbestos: A guide for householders and the general public, 2012 (Commonwealth of Australia) –

<http://www.health.gov.au/internet/main/publishing.nsf/Content/ohp-enhealth-asbestos-may2012.htm>

Choosing and working with a principal certifying authority: A guide for anyone planning to build or subdivide, 2011 (Building Professionals Board) –

<http://bpb.nsw.gov.au/engage-certifier/working-certifier>

Think asbestos website, 2011 (Asbestos Education Committee) (and Printable Website Handbook) –

[www.asbestosawareness.com.au](http://www.asbestosawareness.com.au)

### Practical guidance

Code of practice on how to manage and control asbestos in the workplace (catalogue no. WC03560) published by SafeWork NSW

Code of practice on how to safely remove asbestos (catalogue no. WC03561) published by SafeWork NSW –

<http://www.safework.nsw.gov.au/health-and-safety/safety-topics-a-z/asbestos/asbestos-resources-and-networks>

### Tenants

Tenants rights Fact sheet 26 Asbestos and lead, 2010 (Tenants NSW) –

<http://www.tenants.org.au/factsheet-26-asbestos-and-lead>

Tenants – Housing NSW tenants. Asbestos fact sheet, 2010 (Housing NSW) –

[http://www.housing.nsw.gov.au/\\_data/assets/pdf\\_file/0014/330062/Asbestos.pdf](http://www.housing.nsw.gov.au/_data/assets/pdf_file/0014/330062/Asbestos.pdf)



### Appendix C – Definitions

The terms used in the policy are defined as below, consistent with the definitions in the:

- Code of practice on how to manage and control asbestos in the workplace (catalogue no. WC03560) published by SafeWork NSW
- Code of practice on how to safely remove asbestos (catalogue no. WC03561) published by SafeWork NSW
- Contaminated Land Management Act 1997
- Environmental Planning and Assessment Act 1979
- Emergency Pollution and Orphan Waste Clean-Up Program Guidelines 2008
- Protection of the Environment Operations Act 1997
- Waste classification guidelines part 1 classifying waste 2008
- NSW Work Health and Safety Act 2011
- NSW Work Health and Safety Regulation 2011.

**accredited certifier** in relation to matters of a particular kind, means the holder of a certificate of accreditation as an accredited certifier under the Building Professionals Act 2005 in relation to those matters.

**airborne asbestos** means any fibres of asbestos small enough to be made airborne. For the purposes of monitoring airborne asbestos fibres, only respirable fibres are counted.

**asbestos** means the asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock forming minerals including the following:

- a. Actinolite asbestos
- b. Grunerite (or amosite) asbestos (brown)
- c. Anthophyllite asbestos
- d. Chrysotile asbestos (white)
- e. Crocidolite asbestos (blue)
- f. Tremolite asbestos
- g. A mixture that contains 1 or more of the minerals referred to in paragraphs (a) to (f).

**asbestos containing material (ACM)** means any material or thing that, as part of its design, contains asbestos.

**asbestos-contaminated dust or debris (ACD)** means dust or debris that has settled within a workplace and is, or is assumed to be, contaminated with asbestos.

**asbestos-related work** means work involving asbestos that is permitted under the Work Health and Safety Regulation 2011, other than asbestos removal work.

**asbestos removal licence** means a Class A asbestos removal licence or a Class B asbestos removal licence.

**asbestos removal work** means:

- a. work involving the removal of asbestos or asbestos containing material, or
- b. Class A asbestos removal work or Class B asbestos removal work.

**asbestos removalist** means a person conducting a business or undertaking who carries out asbestos removal work.

**asbestos waste** means any waste that contains asbestos. This includes asbestos or asbestos containing material removed and disposable items used during asbestos removal work including plastic sheeting and disposable tools.

**certifying authority** means a person who is authorised by or under section 85A of the Environmental Planning and Assessment Act 1979 to issue complying development certificates, or is authorised by or under section 109D of the Environmental Planning and Assessment Act 1979 to issue part 4A certificates.

**Class A asbestos removal licence** means a licence that authorises the carrying out of Class A asbestos removal work and Class B asbestos removal work by or on behalf of the licence holder.

**Class A asbestos removal work** means the removal of friable asbestos which must be licensed under clause 485 of the Work Health and Safety Regulation 2011. This does not include: the removal of ACD that is associated with the removal of non-friable asbestos, or ACD that is not associated with the removal of friable or non-friable asbestos and is only a minor contamination.

**Class B asbestos removal licence** means a licence that authorises the carrying out of Class B asbestos removal work by or on behalf of the licence holder.

**Class B asbestos removal work** means the removal of more than 10 square metres of non-friable asbestos or asbestos containing material work that is required to be licensed under clause 487, but does not include Class A asbestos removal work.

**competent person** means: a person who has acquired through training or experience the knowledge and skills of relevant asbestos removal industry practice and holds:

- a. A certification in relation to the specified VET course for asbestos assessor work, or
- b. A tertiary qualification in occupational health and safety, occupational hygiene, science, building, construction or environmental health.

**complying development** is a fast track, 10 day approval process where a building meets all of the predetermined standards established in either a state or local council planning document. A complying development certificate can be issued by either a local council or an accredited certifier.

**complying development certificate**

**contaminant** means any substance that may be harmful to health or safety.

**contamination of land** means the presence in, on or under the land of a substance at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment

**control measure**, in relation to a risk to health and safety, means a measure to eliminate or minimise the risk.

**demolition work** means work to demolish or dismantle a structure, or part of a structure that is loadbearing or otherwise related to the physical integrity of the structure, but does not include:

- a. The dismantling of formwork, falsework, or other structures designed or used to provide support, access or containment during construction work, or
- b. The removal of power, light or telecommunication poles.

**development** means:

- a. The use of land
- b. The subdivision of land
- c. The erection of a building
- d. The carrying out of a work
- e. The demolition of a building or work

- f. Any other act, matter or thing referred to in section 26 of the Environmental Planning and Assessment Act 1979 that is controlled by an environmental planning instrument.

**development application** means an application for consent under part 4 of the Environmental Planning and Assessment Act 1979 to carry out development but does not include an application for a complying development certificate.

**emergency service organisation** includes any of the following:

- a. The Ambulance Service of NSW
- b. Fire and Rescue NSW
- c. The NSW Rural Fire Service
- d. The NSW Police Force
- e. The State Emergency Service
- f. The NSW Volunteer Rescue Association Inc
- g. The NSW Mines Rescue Brigade established under the Coal Industry Act 2001
- h. An accredited rescue unit within the meaning of the State Emergency and Rescue Management Act 1989.

**exempt development** means minor development that does not require any planning or construction approval because it is exempt from planning approval.

**exposure standard for asbestos** is a respirable fibre level of 0.1 fibres/ml of air measured in a person's breathing zone and expressed as a time weighted average fibre concentration calculated over an eight-hour working day and measured over a minimum period of four hours in accordance with the Membrane Filter Method or a method determined by the relevant regulator.

**friable asbestos** means material that:

- a. Is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry
- b. Contains asbestos.

**health** means physical and psychological health.

**health monitoring**, of a person, means monitoring the person to identify changes in the person's health status because of exposure to certain substances.

**independent**, in relation to clearance inspections and air monitoring means:

- a. Not involved in the removal of the asbestos

- b. Not involved in a business or undertaking involved in the removal of the asbestos, in relation to which the inspection or monitoring is conducted.

**in situ asbestos** means asbestos or asbestos containing material fixed or installed in a structure, equipment or plant, but does not include naturally occurring asbestos.

**licence holder** means: in the case of an asbestos assessor licence – the person who is licensed:

- a. To carry out air monitoring during Class A asbestos removal work
- b. To carry out clearance inspections of Class A asbestos removal work
- c. To issue clearance certificates in relation to Class A asbestos removal work, or
  - In the case of an asbestos removal licence – the person conducting the business or undertaking to whom the licence is granted, or
  - In the case of a major hazard facility licence – the operator of the major hazard facility to whom the licence is granted or transferred.
  - Licensed asbestos assessor means a person who holds an asbestos assessor licence.

**licensed asbestos removalist** means a person conducting a business or undertaking who is licensed under the Work Health and Safety Regulation 2011 to carry out Class A asbestos removal work or Class B asbestos removal work.

**licensed asbestos removal work** means asbestos removal work for which a Class A asbestos removal licence or Class B asbestos removal licence is required.

**NATA** means the National Association of Testing Authorities, Australia.

**NATA-accredited laboratory** means a testing laboratory accredited by NATA, or recognised by NATA either solely or with someone else.

**naturally occurring asbestos** means the natural geological occurrence of asbestos minerals found in association with geological deposits including rock, sediment or soil.

**non-friable asbestos** means material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound.

**Note.** Non-friable asbestos may become friable asbestos through deterioration (see definition of friable asbestos).

**occupational hygienist** means a person with relevant qualifications and experience in asbestos management who is a full member of the Australian Institute of Occupational Hygienists (AIOH).

**occupier** includes a tenant or other lawful occupant of premises, not being the owner.

**officer** means an officer as defined in the NSW Work Health and Safety Act 2011

**orphan waste** means materials that have been placed or disposed of on a premises unlawfully that may have the potential to pose a risk to the environment or public health.

**person conducting a business or undertaking** a 'person' is defined in laws dealing with interpretation of legislation to include a body corporate (company), unincorporated body or association and a partnership.

**personal protective equipment** means anything used or worn by a person to minimise risk to the person's health and safety, including air supplied respiratory equipment.

**respirable asbestos fibre** means an asbestos fibre that:

- a. Is less than three micrometres wide
- b. More than five micrometres long
- c. Has a length to width ratio of more than 3:1.

**specified VET course** means:

- a. In relation to Class A asbestos removal work – the following VET courses:
  - Remove non-friable asbestos
  - Remove friable asbestos, or
- b. In relation to Class B asbestos removal work – the VET course Remove non-friable asbestos, or
- c. In relation to the supervision of asbestos removal work – the VET course Supervise asbestos removal, or
- d. In relation to asbestos assessor work – the VET course Conduct asbestos assessment associated with removal.

**structure** means anything that is constructed, whether fixed or moveable, temporary or permanent, and includes:

- a. Buildings, masts, towers, framework, pipelines, transport infrastructure and underground works (shafts or tunnels)
- b. Any component of a structure
- c. Part of a structure
- d. Volunteer means a person who is acting on a voluntary basis (irrespective of whether the person receives out-of-pocket expenses).

**waste** includes:

- Any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an alteration in the environment, or
- Any discarded, rejected, unwanted, surplus or abandoned substance, or

- Any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, processing, recovery or purification by a separate operation from that which produced the substance, or
- Any process, recycled, re-used or recovered substance produced wholly or partly from waste that is applied to land, or used as fuel, but only in the circumstances prescribed by the regulations, or
- Any substance prescribed by the regulations made under the Protection of the Environment Operations Act 1997 to be waste.

**waste facility** means any premises used for the storage, treatment, processing, sorting or disposal of waste (except as provided by the regulations).

**worker** a person is a worker if the person carries out work in any capacity for a person conducting a business or undertaking, including work as:

- a. An employee, or
- b. A contractor or subcontractor, or
- c. An employee of a contractor or subcontractor, or
- d. An employee of a labour hire company who has been assigned to work in the person's business or undertaking, or
- e. An outworker, or
- f. An apprentice or trainee, or
- g. A student gaining work experience, or
- h. A volunteer, or
- i. A person of a prescribed class.

**workplace** a workplace is a place where work is carried out for a business or undertaking and includes any place where a worker goes, or is likely to be, while at work. Place includes: a vehicle, vessel, aircraft or other mobile structure, and any waters and any installation on land, on the bed of any waters or floating on any waters.

**Appendix D – Acronyms**

ACD	Asbestos Containing Dust (an acronym used in the legislation)
ACM	Asbestos Containing Material (an acronym used in the legislation)
ARA	Appropriate Regulatory Authority (an acronym used in the legislation)
DA	Development Application
EPA	Environment Protection Authority
JRPP	Joint Regional Planning Panel
LGA	Local Government Area
NATA	National Association of Testing Authorities
NSW	New South Wales
SEPP	State Environmental Planning Policy
VET	Vocational Education and Training



## Appendix E – Relevant contacts

### Western Plains Regional Council

Street address: Civic Administration Building  
Church Street  
DUBBO NSW 2830

Postal address: PO Box 81  
DUBBO NSW 2830

Telephone: 02 6801 4000  
Fax: 02 6801 4259  
Email: [dcc@dubbo.nsw.gov.au](mailto:dcc@dubbo.nsw.gov.au)  
Website: [www.dubbo.nsw.gov.au](http://www.dubbo.nsw.gov.au)  
Office hours: 9 am to 5 pm, Monday to Friday

### NSW Ministry of Health (via Public Health Units)

Dubbo Regional Office: 02 6841 5569

Public Health Officer  
(on call 24 hours): 0418 866 397

### Waste facilities

Whylandra Waste Depot  
Cooba Rd (15km west of Dubbo off Mitchell Hwy)  
Telephone: 02 6887 3382  
Hours: 8 am to 5 pm weekdays  
9 am to 5 pm on weekends.

### Asbestos Diseases Foundation Australia Inc

Phone: (02) 9637 8759  
Helpline: 1800 006 196  
Email: [info@adfa.org.au](mailto:info@adfa.org.au)  
Website: [www.adfa.org.au](http://www.adfa.org.au)

### Asbestos Diseases Research Institute

Phone: (02) 9767 9800  
Email: [info@adri.org.au](mailto:info@adri.org.au)  
Website: [www.adri.org.au](http://www.adri.org.au)

## Australian Institute of Occupational Hygienists Inc.

Phone: (03) 9336 2290  
Email: [admin@aioh.org.au](mailto:admin@aioh.org.au)  
Website: [www.aioh.org.au](http://www.aioh.org.au)

## Dust Diseases Board

Phone: (02) 8223 6600  
Toll Free: 1800 550 027  
Email: [enquiries@ddb.nsw.gov.au](mailto:enquiries@ddb.nsw.gov.au)  
Website: [www.ddb.nsw.gov.au](http://www.ddb.nsw.gov.au)

## Environment Protection Authority (EPA)

Phone: (02) 9995 5000  
Environment line: 13 15 55  
Email: [info@environment.nsw.gov.au](mailto:info@environment.nsw.gov.au)  
Website: [www.environment.nsw.gov.au/epa](http://www.environment.nsw.gov.au/epa)

## Licensed Asbestos Contractors

For a listing of asbestos removal contractors in your area, refer to your local telephone directory or the Yellow Pages website: [www.yellowpages.com.au](http://www.yellowpages.com.au) or contact:

## SafeWork NSW

Address: Level 2, 1 Church Street, Dubbo  
Phone: 13 10 50 or (02) 6841 7900  
Website: <http://www.safework.nsw.gov.au/information-searches/asbestos-demolition-licence-holders>

## Asbestos Removal Contractors Association NSW (ARCA)

Phone: (02) 9642 0011  
Email: [email@arcansw.asn.au](mailto:email@arcansw.asn.au)  
Website: [www.arcansw.asn.au](http://www.arcansw.asn.au)

## Civil Contractors Federation (CCF)

Phone: (02) 9009 4000

Email: [mtearle@civilcontractors.com](mailto:mtearle@civilcontractors.com)  
Website: [www.civilcontractors.com](http://www.civilcontractors.com)

Demolition and Contractors Association (DCA) NSW

Phone: (02) 8586 3555  
Email: [demolitionassn@bigpond.com](mailto:demolitionassn@bigpond.com)  
Website: [www.demolitioncontractorsassociation.com.au](http://www.demolitioncontractorsassociation.com.au)

Local Government and Shires Associations of NSW (LGSA)

Phone: (02) 9242 4000  
Email: [lgsa@lgsa.org.au](mailto:lgsa@lgsa.org.au)  
Website: [www.lgsa.org.au](http://www.lgsa.org.au)

NSW Ombudsman

Phone: (02) 9286 1000  
Toll free (outside Sydney metro): 1800 451 524  
Email: [nswombo@ombo.nsw.gov.au](mailto:nswombo@ombo.nsw.gov.au)  
Website: [www.ombo.nsw.gov.au](http://www.ombo.nsw.gov.au)

Training providers (non-exhaustive)

TAFE NSW

Phone: 1300 131 499  
Website: [www.tafensw.edu.au](http://www.tafensw.edu.au)

Housing Industry Association (HIA)

Phone: (02) 9978 3333  
Website: [www.hia.com.au](http://www.hia.com.au)

Local Government Training Institute

Phone: (02) 4922 2333  
Website: [www.lgti.com.au](http://www.lgti.com.au)

Comet Training

Phone: (02) 9649 5000  
Website: [www.comet-training.com.au/site](http://www.comet-training.com.au/site)

Masters Builders Association (MBA)

Phone: (02) 8586 3521  
Website: [www.masterbuilders.com.au](http://www.masterbuilders.com.au)

Asbestos Removal Contractors Association NSW (ARCA)

Phone: (02) 9642 0011  
Website: [www.arca.asn.au](http://www.arca.asn.au)

SafeWork NSW

SafeWork NSW Information Centre  
Phone: 13 10 50  
Website: [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)

Dubbo Office  
Address: Level 2, 1 Church Street, Dubbo  
Phone: (02) 6841 7900

**Appendix F – Waste management facilities that accept asbestos wastes**

Waste management facilities that can accept asbestos waste may be operated by council, the State Government or private enterprise. The fees charged by the facility operators for waste received are determined by the facility.

Not all waste management centres accept asbestos waste from the public. Management of asbestos waste requires special precautions such as a separate disposal location away from other general waste and controls to prevent the liberation of asbestos fibres, such as the immediate covering of such waste.

A list of licensed landfills that may accept asbestos waste from the public is available on the EPA website at:

<http://www.epa.nsw.gov.au/managewaste/house-asbestos-land.htm>

Some of the landfills may accept non-friable asbestos waste but not friable asbestos waste. Some landfills may not accept large quantities of asbestos waste.

Always contact the landfill before taking asbestos waste to a landfill to find out whether asbestos is accepted and any requirements for delivering asbestos to the landfill. EPA does not endorse any of the landfills listed on the website or guarantee that they will accept asbestos under all circumstances.

**Appendix G – Asbestos-related legislation, policies and standards**

- Australian Standard AS 2601 – 2001: The demolition of structures
- Contaminated Land Management Act 1997
- Code of practice on how to manage and control asbestos in the workplace (catalogue no. WC03560) published by SafeWork NSW
- Code of practice on how to safely remove asbestos (catalogue no. WC03561) published by SafeWork NSW
- Code of practice for demolition work published by Safe Work Australia, 2012
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Local Government Act 1993
- Local Government (General) Regulation 2005
- Protection of the Environment Operations (General) Regulation 2009
- Protection of the Environment Operations (Waste) Regulation 2014
- Protection of the Environment Operations Act 1997
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- NSW Work Health and Safety Act 2011
- NSW Work Health and Safety Regulation 2011
- Workers' Compensation (Dust Diseases) Act 1942.

## Appendix H – Agencies roles and responsibilities

### NSW organisations

#### *Department of Planning and Environment (DP&E) and the Building Professionals Board (BPB)*

DP&E's primary role in the management of asbestos relates to administration of State Environmental Planning Policies, and the Environmental Planning and Assessment Act 1979 (and associated Regulation).

Whilst DP&E does not have an operational role in the management of asbestos, it has a regulatory function and provides policy support relating to asbestos and development. In assessing proposals for development under the Environmental Planning and Assessment Act 1979, consent authorities are required to consider the suitability of the subject land for the proposed development. This includes consideration of the presence of asbestos and its environmental impact.

Where asbestos represents contamination of the land (ie it is present in excess of naturally occurring levels), State Environmental Planning Policy No. 55 – Remediation of Land imposes obligations on developers and consent authorities in relation to remediation of the land and the assessment and monitoring of its effectiveness.

The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 enables exempt and complying development across the State. While this includes demolition and the removal of asbestos, the Environmental Planning and Assessment Regulation 2000 specifies particular conditions that must be contained in a complying development certificate in relation to the handling and lawful disposal of both friable and non-friable asbestos material under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The Building Professionals Board (BPB) which reports to the Minister for Planning, also has a role in the management of asbestos. The BPB's role involves providing practice advice and educational programs to assist certifying authorities (private and council) in carrying out their role and this includes education in relation to managing asbestos. The BPB certifies and audits both private and council certifiers. Further information about the BPB may be found at: [www.bpb.nsw.gov.au](http://www.bpb.nsw.gov.au)

#### *Dust Diseases Board (DDB)*

The DDB provides a system of no fault compensation to people who have developed a dust disease from occupational exposure to dust as a worker in New South Wales and to their dependants. The DDB's statutory function is to administer the Workers' Compensation (Dust Diseases) Act 1942. Services include:

- Payment of compensation benefits to eligible workers and dependants
- Co-ordination and payment of medical and related health care expenses of affected
- Medical examination of workers exposed to dust in the workplace
- Information and education.

#### *Environment Protection Authority (EPA)*

EPA's role is to regulate the classification, storage, transport and disposal of waste in NSW, including asbestos waste. The waste regulatory framework includes the Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Waste) Regulation 2014. Clause 42 of the Protection of the Environment Operations (Waste) Regulation 2014 sets out the special requirements relating to the transportation and disposal of asbestos waste.

EPA is the appropriate regulatory authority for activities that require an environment protection licence or are carried out by public authorities such as local councils, the Roads and Traffic Authority and Sydney Water. Local councils are the appropriate regulatory authority for activities that are not regulated by the EPA, which typically include building demolition, construction sites, residential properties, commercial sites and small to medium sized industrial facilities.

EPA is responsible for assisting councils in fulfilling their regulatory responsibilities. EPA has developed resources to assist Local Government to regulate asbestos waste incidents and prevent illegal dumping. Website links to these resources are provided in Appendix B.

The EPA maintains the regulatory framework for the remediation of contaminated land (the Contaminated Land Management Act 1997) and actively regulates land that is declared to be 'significantly contaminated' under the Contaminated Land Management Act 1997.

#### *Heads of Asbestos Coordination Authorities (HACA)*

The HACA is chaired by the Chief Executive Officer of SafeWork NSW with senior officials from:

- Department of Planning and Environment
- Department of Trade and Investment, Regional Infrastructure and Services
- Division of Local Government
- Dust Diseases Board
- Environment Protection Authority
- Local Government and Shires Association of NSW
- Ministry for Police and Emergency Services

#### *Ministry of Health*



The HACA group will improve the management, monitoring and response to asbestos issues in NSW by developing coordinated prevention programs. These programs include a comprehensive public awareness campaign to promote the safe handling of asbestos and help prevent the risk of exposure to asbestos-related diseases in the NSW community. Further information about the HACA can be found on the SafeWork NSW website: [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au).

#### *Local Government Association of NSW (LGA)*

The Local Government Association of NSW represents 152 general purpose councils, 12 special purpose councils and the NSW Aboriginal Land Council.

The Association represents the views of these councils by:

- Presenting councils views to governments
- Promoting Local Government to the community
- Providing specialist advice and services.

The Association holds annual conferences where members are able to vote on issues affecting Local Government. The Annual Conference is the supreme policy making events.

In 2012, the Association commenced a project funded by SafeWork NSW NSW to assist councils to adopt and implement a model asbestos policy. The project is outlined at: [www.lgsa.org.au/key-initiatives/asbestos](http://www.lgsa.org.au/key-initiatives/asbestos)

#### *NSW Ministry of Health*

The NSW Ministry of Health does not have express statutory responsibilities for managing asbestos-related risks and incidents in NSW. The Ministry provides an expert advisory service to other governmental agencies on public health issues. This service may include technical information or assistance to prepare public health information bulletins.

#### *NSW Ombudsman*

The NSW Ombudsman is an independent and impartial watchdog body. The NSW Ombudsman is responsible for ensuring that public and private sector agencies and employees within its jurisdiction fulfil their functions appropriately. The NSW Ombudsman assists those agencies and their employees to be aware of their responsibilities to the public, to act reasonably and to comply with the law and best administrative practice.

#### *SafeWork NSW*

SafeWork NSW is responsible for the issuing and control of licences that are issued to all asbestos removal and demolition contractors. SafeWork NSW works with the employers,

workers and community of NSW to achieve safer and more productive workplaces, and effective recovery, return to work and security for injured workers.

SafeWork NSW administers work health and safety, injury management, return to work and workers compensation laws, and manage the workers compensation system. SafeWork NSW's activities include: health and safety, injuries and claims, licensing for some types of plant operators, registration of some types of plant and factories, training and assessment, medical and healthcare, law and policy.

The SafeWork NSW website provides a wide range of asbestos resources, support networks and links at:

<http://www.safework.nsw.gov.au/health-and-safety/safety-topics-a-z/asbestos>

### **National organisations**

#### *National Association of Testing Authorities (NATA)*

This body has the role of providing accreditation to firms licensed to remove asbestos.

NSW (Head Office) and ACT Phone: (02) 9736 8222 National Toll Free: 1800 621 666  
Website: [www.nata.asn.au](http://www.nata.asn.au)

#### *Environmental Health Committee (enHealth)*

The Environmental Health Committee (enHealth) is a subcommittee of the Australian Health Protection Committee (AHPC). enHealth provides health policy advice, implementation of the National Environmental Health Strategy 2007-2012, consultation with key players, and the development and coordination of research, information and practical resources on environmental health matters at a national level.

Website: [www.health.gov.au/internet/main/publishing.nsf/content/ohp-environ-enhealth-committee.htm](http://www.health.gov.au/internet/main/publishing.nsf/content/ohp-environ-enhealth-committee.htm)

#### *Safe Work Australia*

Safe Work Australia is an Australian Government statutory agency established in 2009, with the primary responsibility of improving work health and safety and workers' compensation arrangements across Australia.

Phone: (02) 6121 5317  
Email: [info@safeworkaustralia.gov.au](mailto:info@safeworkaustralia.gov.au)  
Website: [www.safeworkaustralia.gov.au](http://www.safeworkaustralia.gov.au)

### Appendix I – Scenarios illustrating which agencies lead a response in NSW

The following tables show which agencies are responsible for regulating the following scenarios in NSW:

#### Emergency management

Scenario	Lead organisation	Other regulators
Emergency response	Emergency services	Fire and Rescue (Hazmat) SafeWork NSW
Handover to Local council, owner of property or NSW Police – crime scene following a minor incident	Local Council NSW Police	Recovery Committee Local Council EPA SafeWork NSW
Handover to Recovery Committee following a significant incident	Recovery Committee (formed by State Emergency Recovery Controller)	Local Council EPA SafeWork NSW
Remediation not requiring a licensed removalist	Local Council	Principal Certifying Authority SafeWork NSW (workers)
Remediation requiring licensed removal work	SafeWork NSW	Local Council Principal Certifying Authority
Clearance Certificate issued by an Asbestos Assessor	SafeWork NSW	Principal Certifying Authority

**Naturally occurring asbestos**

<b>Scenario</b>	<b>Lead organisation</b>	<b>Other regulators</b>
Naturally occurring but will be disturbed due to a work process including remediation work	SafeWork NSW	Local council, EPA (Protection of the Environment Operations Act 1997 Scheduled Activities Public Authorities)
Naturally occurring asbestos part of a mineral extraction process	Department of Trade and Investment, Regional Infrastructure and Services SafeWork NSW	Local council, EPA (Protection of the Environment Operations Act 1997 Scheduled Activities Public Authorities)
Naturally occurring but will remain undisturbed by any work practice	Local council	EPA (Protection of the Environment Operations Act 1997 Scheduled Activities Public Authorities) SafeWork NSW NSW (workers)
Soil contaminated with asbestos waste and going to be disturbed by a work practice	SafeWork NSW	EPA (Protection of the Environment Operations Act 1997 Scheduled Activities Public Authorities, declared contaminated land sites)
Soil contaminated with asbestos waste but will remain undisturbed by any work practice	Local council	EPA (Protection of the Environment Operations Act 1997 Scheduled Activities Public Authorities, declared contaminated land sites) SafeWork NSW (workers on site)

Scenario	Lead organisation	Other regulators
Potential for exposure on public land	EPA (Protection of the Environment Operations Act 1997 Scheduled Activities Public Authorities)	Local council SafeWork NSW (workers on site)
Soil contaminated with asbestos waste but at a mine site	Department of Trade and Investment, Regional Infrastructure and Services EPA (Protection of the Environment Operations Act 1997 Scheduled Activities Public Authorities)	Local council

#### Residential settings

Scenario	Lead organisation	Other Regulators
Safe Management of asbestos including: <ul style="list-style-type: none"> <li>• Identification</li> <li>• In situ management</li> <li>• Removal requirements</li> <li>• Disposal requirements.</li> </ul>	Local council Private Certifiers	SafeWork NSW EPA
Site contaminated due to past uses	Local council	SafeWork NSW EPA
Licensed removal work required	SafeWork NSW	Local council Private Certifiers
Removal does not require a licensed removalist	Local council Private Certifiers	SafeWork NSW (workers)
Transport or waste disposal	Local council	EPA

Scenario	Lead organisation	Other Regulators
issues		
Derelict property with fibro debris	Local council or Multi-agency	Multi-agency

#### Site contamination

Scenario	Lead Organisation	Other regulators
Asbestos illegally dumped	Local council	EPA SafeWork NSW
Site contamination at commercial premises	See Workplaces	See Workplaces
Site contamination at residential premises	See Residential settings	See Residential settings

#### Waste

Scenario	Lead Organisation	Other regulators
Waste temporarily stored on-site	SafeWork NSW (worksites) EPA and Local council (non-worksites)	
Waste transported by vehicle	EPA	SafeWork NSW
Waste disposed of onsite	Council or EPA as illegal dumping or pollution of land if no valid council development consent	Local council (consent required to dispose onsite) (section 149 property certificate and development assessment process)
Waste going to landfill site	EPA (advice)	Local council (if managing

Scenario	Lead Organisation	Other regulators
		licensed landfill)
Waste to be transported interstate	EPA	
Waste for export	Australian Customs and Border Protection Service	SafeWork NSW Department of Education, Employment and Workplace Relations

#### Workplaces

Scenario	Lead organisation	Other regulators
Asbestos installed/supplied after 2003 (illegally)	SafeWork NSW	Australian Customs and Border Protection Service Australian Competition and Consumer Commission (Imported Goods)
Risks to the health of workers	SafeWork NSW	
Asbestos management and asbestos going to be removed	SafeWork NSW Department of Trade and Investment, Regional Infrastructure and Services (mine sites)	
Risks to the health of the public from worksites	SafeWork NSW (Risks to workers) Local council (Risks to the wider public)  Department of Planning and Infrastructure (part 3A approvals)  EPA (Protection of the Environment Operations Act 1997 licensed sites)	

Scenario	Lead organisation	Other regulators
Waste stored temporarily on-site at worksites	SafeWork NSW	
Transport or waste disposal issues	EPA	SafeWork NSW Local council
Asbestos contaminated clothing going to a laundry	SafeWork NSW	EPA Local council
Contaminated land not declared under the Contaminated Land Management Act 1997	Local council	EPA
'Significantly contaminated' land declared under the Contaminated Land Management Act 1997	EPA	Local Council

Further details are provided in the Asbestos Blueprint: A guide to roles and responsibilities for operational staff of state and local government, 2011 (NSW Government).



### Appendix J – Asbestos containing materials

Some asbestos containing materials found in New South Wales domestic settings (non-exhaustive list)

Asbestos containing materials	Approximate supply dates
Cement sheets	Imported goods supplied from 1903 locally made 'fribrolite' from 1917
Cement roofing / lining slates	Imported goods supplied from 1903 locally made 'fribrolite' from 1917
Mouldings and cover strips	Available by 1920s and 1930s
Super-six (corrugated) roofing	Available by 1920s and 1930s –1985
'Tilex' decorative wall panels	Available by 1920s and 1930s
Pipes and conduit piping	Available by 1920s and 1930s
Motor vehicle brake linings	Available by 1920s and 1930s
Striated sheeting	Available from 1957
'Asbestolux' insulation boards	Available from 1957
'Shadowline' asbestos sheeting for external walls, gable ends and fences	Available from 1958 – 1985
Vinyl floor tiles impregnated with asbestos	Available up until 1960s
Asbestos containing paper backing for linoleum	Available up until 1960s
'Durasbestos' asbestos cement products	Available up until 1960s
'Tilex' marbled decorative wall panels	Available from early 1960s
'Tilex' weave pattern decorative wall panels	Available from early 1960s
'Hardiflex' sheeting	Available from 1960s –1981
'Versilux' building board	Available from 1960s –1981
'Hardiplank' and 'Hardigrain' woodgrain sheeting	Available from mid 1970s –1981

Asbestos containing materials	Approximate supply dates
Loose-fill, fluffy asbestos ceiling insulation	Supplied from 1968 – 1978 by a Canberra contractor and believed to be generally restricted to houses in the Australian Capital Territory with some materials supplied to the Queanbeyan area and some south coast towns
Asbestos rope gaskets for wood heaters. Heater and stove insulation	Dates of supply availability unknown but prior to 31 December 2003
Compressed fibro-cement sheets	Available from 1960s –1984
Villaboard	Available until 1981
Harditherm	Available until 1984
Highline	Available until 1985
Coverline	Available until 1985
Roofing accessories	Available until 1985
Pressure pipe	Available until 1987

Source: NSW Government, 2011, Asbestos Blueprint: A guide to roles and responsibilities for operational staff of state and local government.

**Asbestos containing materials that may be found in various settings (non-exhaustive list)****A**

Air conditioning duct, in the exterior or interior acoustic and thermal insulation

Arc shields in lift motor rooms or large electrical cabinets

Asbestos-based plastics products as electrical insulates and acid resistant compositions or aircraft seats

Asbestos ceiling tiles

Asbestos cement conduit

Asbestos cement electrical fuse boards

Asbestos cement external roofs and walls

Asbestos cement in the use of form work for pouring concrete

Asbestos cement internal flues and downpipes

Asbestos cement moulded products such as gutters, ridge capping, gas meter covers, cable troughs and covers

Asbestos cement pieces for packing spaces between floor joists and piers

Asbestos cement (underground) pit as used for traffic control wiring, telecommunications cabling etc

Asbestos cement render, plaster, mortar and coursework

Asbestos cement sheet

Asbestos cement sheet behind ceramic tiles

Asbestos cement sheet over exhaust canopies such as ovens and fume cupboards

Asbestos cement sheet internal walls and ceilings

Asbestos cement sheet underlay for vinyl

Asbestos cement storm drain pipes

Asbestos cement water pipes (usually underground)

Asbestos containing laminates, (such as Formica) used where heat resistance is required

Asbestos containing pegboard

Asbestos felts

Asbestos marine board, eg marinate

Asbestos mattresses used for covering hot equipment in power stations

Asbestos paper used variously for insulation, filtering and production of fire resistant laminates

Asbestos roof tiles

Asbestos textiles

Asbestos textile gussets in air conditioning ducting systems

Asbestos yarn

Autoclave/steriliser insulation

## **B**

Bitumen-based water proofing such as malthoid (roofs and floors, also in brickwork)

Bituminous adhesives and sealants

Boiler gaskets

Boiler insulation, slabs and wet mix

Brake disc pads

Brake linings

## **C**

Cable penetration insulation bags (typically Telecom)

Calorifier insulation

Car body filters (uncommon)

Caulking compounds, sealant and adhesives

Cement render

Chrysotile wicks in kerosene heaters

Clutch faces

Compressed asbestos cement panels for flooring, typically verandas, bathrooms and steps for demountable buildings

Compressed asbestos fibres (CAF) used in brakes and gaskets for plant and automobiles

## **D**

Door seals on ovens

## **E**

Electric heat banks – block insulation

Electric hot water services (normally no asbestos, but some millboard could be present)

Electric light fittings, high wattage, insulation around fitting (and bituminised)

Electrical switchboards see Pitch-based

Exhausts on vehicles

## **F**

Filler in acetylene gas cylinders

Filters: beverage wine filtration

Fire blankets

Fire curtains

Fire door insulation

Fire-rated wall rendering containing asbestos with mortar

Fire-resistant plaster board, typically on ships

Fire-retardant material on steel work supporting reactors on columns in refineries in the chemical industry

Flexible hoses

Floor vinyl sheets

Floor vinyl tiles

Fuse blankets and ceramic fuses in switchboards

## **G**

Galbestos™ roofing materials (decorative coating on metal roof for sound proofing)

Gaskets: chemicals, refineries

Gaskets: general

Gauze mats in laboratories/chemical refineries

Gloves: asbestos

## **H**

Hairdryers: insulation around heating elements

Header (manifold) insulation

## **I**

Insulation blocks

Insulation in electric re-heat units for air conditioner systems

**L**

Laboratory bench tops

Laboratory fume cupboard panels

Laboratory ovens: wall insulation

Lagged exhaust pipes on emergency power generators

Lagging in penetrations in fireproof walls

Lift shafts: asbestos cement panels lining the shaft at the opening of each floor and asbestos packing around penetrations

Limpet asbestos spray insulation

Locomotives: steam, lagging on boilers, steam lines, steam dome and gaskets

**M**

Mastik

Millboard between heating unit and wall

Millboard lining of switchboxes

Mortar

**P**

Packing materials for gauges, valves, etc can be square packing, rope or loose fibre

Packing material on window anchorage points in high-rise buildings

Paint, typically industrial epoxy paints

Penetrations through concrete slabs in high rise buildings

Pipe insulation including moulded sections, water-mix type, rope braid and sheet

Plaster and plaster cornice adhesives

Pipe insulation: moulded sections, water-mix type, rope braid and sheet

Pitch-based (zelemite, ausbestos, lebah) electrical switchboard

**R**

Refractory linings

Refractory tiles

Rubber articles: extent of usage unknown

**S**

Sealant between floor slab and wall, usually in boiler rooms, risers or lift shafts

Sealant or mastik on windows  
Sealants and mastik in air conditioning ducting joints  
Spackle or plasterboard wall jointing compounds  
Sprayed insulation: acoustic wall and ceiling  
Sprayed insulation: beams and ceiling slabs  
Sprayed insulation: fire retardant sprayed on nut internally, for bolts holding external building wall panels  
Stoves: old domestic type, wall insulation

**T**

Tape and rope: lagging and jointing  
Tapered ends of pipe lagging, where lagging is not necessarily asbestos  
Tilux sheeting in place of ceramic tiles in bathrooms  
Trailing cable under lift cabins  
Trains: country – guards vans – millboard between heater and wall  
Trains – Harris cars – sprayed asbestos between steel shell and laminex

**V**

Valve and pump insulation

**W**

Welding rods  
Woven asbestos cable sheath

**Source:** Environmental health notes number 2 guidelines for local government on asbestos, 2005 (Victorian Department of Human Services) –

[www.health.vic.gov.au/environment/downloads/hs523\\_notes2\\_web.pdf](http://www.health.vic.gov.au/environment/downloads/hs523_notes2_web.pdf)

### Appendix K – Asbestos licences

Type of licence	What asbestos can be removed?
Class A	<p>Can remove any amount or quantity of asbestos or asbestos containing material, including:</p> <ul style="list-style-type: none"> <li>• Any amount of friable asbestos or asbestos containing material</li> <li>• Any amount of asbestos containing dust</li> <li>• Any amount of non-friable asbestos or asbestos containing material.</li> </ul>
Class B	<p>Can remove:</p> <ul style="list-style-type: none"> <li>• Any amount of non-friable asbestos or asbestos containing material</li> </ul> <p>Note: A Class B licence is required for removal of more than 10 m<sup>2</sup> of non-friable asbestos or asbestos containing material but the licence holder can also remove up to 10 m<sup>2</sup> of non-friable asbestos or asbestos containing material.</p> <ul style="list-style-type: none"> <li>• Asbestos containing dust associated with the removal of non-friable asbestos or asbestos containing material.</li> </ul> <p>Note: A Class B licence is required for removal of asbestos containing dust associated with the removal of more than 10 m<sup>2</sup> of non-friable asbestos or asbestos containing material but the licence holder can also remove asbestos containing dust associated with removal of up to 10 m<sup>2</sup> of non-friable asbestos or asbestos containing material.</p>
No licence required	<p>Can remove:</p> <ul style="list-style-type: none"> <li>• Up to 10 m<sup>2</sup> of non-friable asbestos or asbestos containing material</li> <li>• Asbestos containing dust that is: <ul style="list-style-type: none"> <li>- Associated with the removal of less than 10 m<sup>2</sup> of non-friable asbestos or asbestos containing material</li> <li>- Not associated with the removal of friable or non-friable asbestos and is only a minor contamination.</li> </ul> </li> </ul>

An asbestos removal contractor's licence can be verified by contacting SafeWork NSW's Certification Unit on 13 10 50.





**REPORT: Proposed Renewal of Lease of Telstra  
SCAX Site at Ballimore**

**AUTHOR: Manager Civil Infrastructure and Solid Waste**

**REPORT DATE: 13 September 2016**

**TRIM REFERENCE: ID16/1711**

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**EXECUTIVE SUMMARY**

The Telstra lease of its SCAX (Telephone Exchange) site at Ballimore on Lot 5 Section 2 in Deposited Plan 758046 is to be renewed under renegotiated terms for 4 x 5 year consecutive terms. The previous lease expired on 30 June 2016 and the new lease will commence effective from 1 July 2016.

**FINANCIAL IMPLICATIONS**

All costs associated with the creation and execution of the lease are to be met by each respective party. Council's cost will be recovered from the lease income which will be receipted to the Fire Services budget functions given that the lease site is within the Ballimore Rural Fire Brigade Station compound.

**POLICY IMPLICATIONS**

Leases which exceed a three year term require the Council Seal to be affixed to the lease document.

**RECOMMENDATION**

1. That Council agree to a 4 x 5 year consecutive lease being granted to Telstra Corporation Limited (ACN 051 775 556) in respect of its SCAX site on Lot 5, Section 2 in DP 758046 in Bunyip Street, Ballimore.
2. That the terms of the lease be in accordance with the IPART Review of Rental Arrangements for Communication Towers on Crown Land – July 2013.
3. That all necessary documentation in relation to this matter be executed under the Common Seal of the Council.

*Stephen Clayton*

Manager Civil Infrastructure and Solid Waste

## **BACKGROUND**

In 1997 Council entered into a lease with Telstra Corporation Limited for a 19 year and 6 month lease commencing 1 January 1997 in respect of an area of land measuring 12.5m x 12.5m on Lot 5 Section 2 in DP 758046 as shown on the plan in **Appendix 1**. This lot originally comprised of Crown Land set aside for the Ballimore Rural Fire Brigade Station and is now in ownership of Dubbo Regional Council. The purpose of the lease is to accommodate and operate telecommunications facilities. The lease fee to date has been \$432.90 per annum.

## **REPORT**

The subject lease expired on 30 June 2016 and renewal has been requested notwithstanding that the previous lease included an 'Option to Purchase'.

In terms of the impact of this site on the operation of the Ballimore Rural Fire Brigade there is no reason to object to the lease continuing in the long term. It is proposed to offer the lease for five (5) years commencing 1 July 2016 following with 3 x 5 year consecutive terms. In accordance with the terms recommended with the IPART report – Review of Rental Arrangement for Communication Towers on Crown Land dated July 2013, the SCAX site would be regarded under Table 5.6 as a Low Density Local Service Provider. The new lease agreement would therefore commence the period at the 2017/2018 lowest fee with a rent of \$2,898 (excluding GST) per annum with an annual increase of 3% on the anniversary of the commencement of the lease paid in advance. Under the lease, the Lessee pays all applicable rates, taxes and charges and other assessments levied. This arrangement is to be carried forward to the new agreement.

It is recommended that the lease be entered into with Telstra under the proposed terms.

Appendices:

- 1** Telstra SCAX Ballimore - Location Map







**REPORT: Dubbo Street Tree Masterplan**

**AUTHOR: Director Parks and Landcare Services**

**REPORT DATE: 9 September 2016**

**TRIM REFERENCE: ID16/1693**

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**EXECUTIVE SUMMARY**

The original master plan for the management of Dubbo's street trees was developed in 1998 and was subsequently revised in 2004. Since 2004 no further review of the tree management systems has taken place with the result that this document is now out of date with current tree management philosophy and practices.

The new Dubbo Street Tree Master Plan has been developed to provide a strategic approach to the improvement of the aesthetics of the City of Dubbo, and at the same improve the tree canopy cover through a Prioritised Planting Plan. Increasing canopy cover (i.e. shade) is extremely important to help the residents of Dubbo cope with the predicted warming climate that will see an increase in the overall number of days over 38 degrees Celsius. The Prioritised Planting Plan has been designed to target low socio-economic neighbourhoods and streets that have large numbers of missing trees.

A further consideration of the Dubbo Street Tree Master Plan is that the urban forest must be resilient not only to the changing climate but also to the possibility of the introduction of disease that could decimate our tree stock. To combat this threat the Dubbo Street Tree Master Plan has identified a planting palette of over 100 species. In the event of a disease outbreak only a potentially small percentage of the trees may be affected.

As the Dubbo community has a large stake in the presentation of the City the proposed Dubbo Street Tree Master Plan should be placed on public exhibition for 28 days, and the public invited to make comment on it prior to final adoption.

**FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

**POLICY IMPLICATIONS**

There are no policy implications arising from this report.

**RECOMMENDATION**

- 1. That the information contained in this report be noted.**
- 2. That the Dubbo Street Tree Master Plan be placed on public exhibition for a minimum 28 days to seek submissions from the public regarding the proposed adoption of the plan.**
- 3. That following consideration of submissions received during the Public Exhibition period, a further report be prepared for Council.**

*Ian McAlister*

Director Parks and Landcare Services

## BACKGROUND

The original master plan for the management of Dubbo's street trees was developed in 1998 and was subsequently revised in 2004. Since 2004 no further review of the tree management systems has taken place with the result that this document is now out of date with current tree management philosophy and practices.

To rectify this situation the Parks and Landcare Services Division, as custodian of the horticultural condition of the City, has undertaken the development of a suite of strategic planning documents that are intended to improve the quality of the public urban forest and to secure it against mass senescence or stochastic (random environmental) events. These documents have now been drawn together into a single document – Dubbo Street Tree Master Plan.

The intent of the Dubbo Street Tree Master Plan is to firstly arrest the continuing decline of the urban forest and then through a strategic planning framework and prioritised planting program, improve the health, canopy cover and diversity of the urban forest for the long term benefit of the City, its residents and visitors.

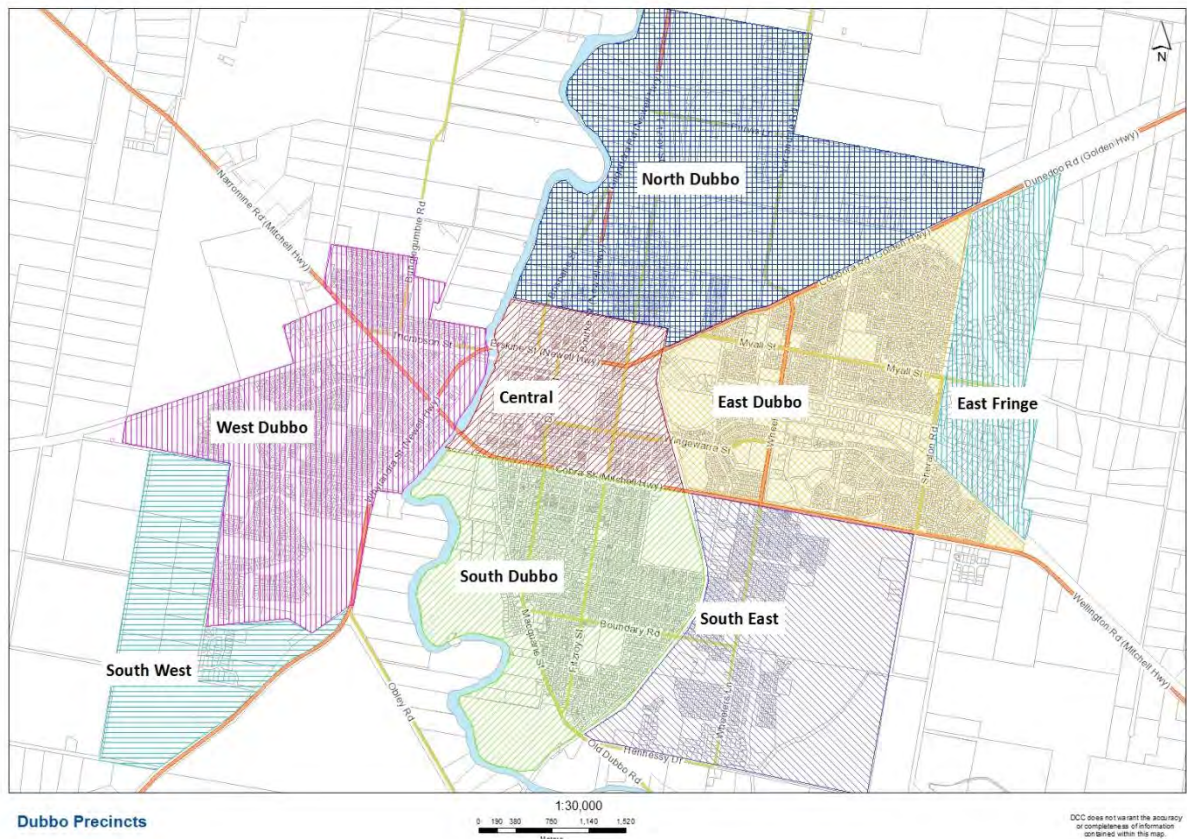
## REPORT

In 2014 an audit of the public urban trees within the City of Dubbo identified just over 39,000 trees, with nearly 21,500 being street trees. The audit also identified that there was over 12,000 missing trees (trees that have been removed and not replaced, or never planted) within the urban street network and that 60% of the trees were already at least at a mature stage of life with approximately 3,000 trees having a Useful Life Expectancy of less than 15 years.

In a following report "Review of Urban Trees in Dubbo" it was identified that currently the Street Canopy Cover of Dubbo is approximately 10.4% and that under the current funding and management regime this canopy cover will reduce to 8.5% in 15 years and 3.5% in 40 years. This reduction in tree canopy will have a significant and long lasting effect on the aesthetics of the City, and how the City and its residents respond to the future climate change predictions of a warming climate.

The Dubbo Street Tree Master Plan is presented in a format that encompasses three (3) booklets. This format was decided upon to provide the information in an easily readable and digestible format. The first of the booklets "Dubbo Street Tree Master Plan" provides some background information on trees within the City of Dubbo, as well as identifying the current issues surrounding street tree plantings.

In this section the City has been divided into the eight (8) precincts that collectively makes up the City of Dubbo. These are shown below in Figure 1:



**Figure 1. The eight (8) precincts of Dubbo.**

Each of the precincts are described in terms of its character, with the current dominant tree species identified and the design principles ascribed to it.

Included in this first section of the Dubbo Street Tree Master Plan are two (2) Appendices – the first is a Prioritised Planting Plan for the City. This Priority Planting Plan has been established on the basis of the following criteria:

- Streets with a high percentage of trees with a Useful Life Expectancy of only 5 – 15 years.
- Streets with high levels of missing / vacant sites.
- Streets located in low socio-economic areas of the City to improve the amenity of the area and improve cost benefits to the residents (lower heating and cooling costs).
- Streets that Council has received a high number of Customer Requests for street tree plantings.
- Streets that have had no previous plantings and require new plantings.



Initially this Prioritised Planting Program was intended to be an Annual Tree Planting Program (1 – 10 years) based on the planting of 1,050 trees that was identified as Best Practice in the “Review of Urban Trees in Dubbo” report.

However due to the relatively high cost of the Annual Program (\$682,500 p.a.) additional flexibility has been provided by modifying it slightly into a Prioritised Based Planting Plan. This allows Council to allocate funds as they become available through Organisational savings. Also included in this section is the number of proposed new or replacement plantings in each of the identified streets.

The second appendix consists of a spreadsheet that identifies the Proposed Tree Species by Street. For the majority of streets within the City of Dubbo three (3) potential tree species have been selected. This provides the opportunity for the community to be involved in selecting trees in their community. As each street approaches its planting time – a letter drop would be carried out to the residents in the street asking them to identify their preference of a street tree on the list. Information about each of the trees would be provided. This process, although somewhat prescriptive, still allows community consultation and is a more cost effective process than an in-depth community consultative process that has cost some councils a significant amount of ratepayers’ dollars.

The second booklet “Street Trees for the City of Dubbo” provides facts sheets for approximately 90 trees identified within the Tree Species by Street spreadsheet (Booklet 1 – **Appendix 2**). The individual fact sheets will provide the backbone of the information sent out to residents to assist them in identifying their street tree preference for their street.

The third booklet is the “Tool Kit”. This booklet includes:

- The Street Tree Selection Matrix, whereby nearly 250 tree species have been assessed against 15 criteria to help in the identification of suitable trees for Dubbo.
- Street Typology drawings identifying the hierarchy of streets within the City of Dubbo and suitable planting solutions for each of the categories.
- The adopted Tree Planting Standards, and
- Tree Protection Zones, as identified under the Australian Standard (AS4670-2009). The Tree Protection Zones identify areas of protection required to ensure that the structural integrity of the tree (Structural Root Zone) is not compromised during earthworks. In addition the Tree Protection Zone protects the tree in terms of reduced soil compaction within the feeder root zone during earthworks.

The overall objectives of the Dubbo Street Tree Master Plan is to provide a strategic approach to improved tree management throughout the City and provide a means to improve the tree canopy of Dubbo over time. To achieve this objective the public must be informed and to this extent it is now recommended that the Dubbo Street Tree Master Plan be placed on public exhibition for a minimum 28 days and invite the public to make submissions.

Appendices:

- |          |  |                      |
|----------|--|----------------------|
| <b>1</b> | Dubbo Regional Council - Dubbo Street Tree Master Plan   | Under Separate Cover |
| <b>2</b> | Dubbo Regional Council - Dubbo Street Tree Master Plan<br>- Street Trees for the City of Dubbo | Under Separate Cover |
| <b>3</b> | Dubbo Regional Council - Dubbo Street Tree Master Plan<br>- Tool Kit Booklet                   | Under Separate Cover |



**REPORT: Boundary Road Extension - Tree Removal and Replacement**

**AUTHOR: Director Parks and Landcare Services**

**REPORT DATE: 7 September 2016**

**TRIM REFERENCE: ID16/1685**

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**EXECUTIVE SUMMARY**

The future growth and development of Dubbo revolves around the transport network of the city and its ability to service future residential, commercial and industrial areas. Due to the large amount of housing growth occurring in the south-eastern sector of Dubbo, it has become necessary to extend Boundary Road to the east to allow access to these new subdivision areas.

To accommodate the proposed extension of Boundary Road to the east, towards Sheraton Road, a relatively small number of trees are required to be removed. Seventeen (17) of the identified trees are native and it is proposed to replant an avenue of 34 native trees to offset their removal. The remaining six (6) trees are low value exotic trees and an offset replacement is not required.

**FINANCIAL IMPLICATIONS**

The required tree removals and replacement associated with the Boundary Road extension will be fully funded within the Boundary Road Extension Project being undertaken by the Council's Technical Services Division.

**POLICY IMPLICATIONS**

There are no policy implications arising from this report.

**RECOMMENDATION**

**That the proposed 2:1 offset planting of the native vegetation identified for removal be deemed appropriate for the Boundary Road extension (Wheelers Lane to Alexandrina Avenue), subject to the findings and recommendations of the Part V assessment.**

*Ian McAlister*

Director Parks and Landcare Services

REPORT

The Technical Services Division are well advanced in the planning for the extension of Boundary Road, heading east from Wheelers Lane through to Alexandrina Avenue. This extension of the road network will directly allow the further development of the Southlakes and Keswick estates, with a future extension of Boundary Road through to Sheraton Road planned.



Figure 1: Current proposed layout of Boundary Road extension

To accommodate this 450 metres section of new road infrastructure it will require the removal of a small number of trees which has been identified through the Part V Assessment. These include six (6) introduced species and seventeen (17) native species and are as follows:

Introduced species:

- 1 *Pistacia chinensis* (Chinese Pistachio) – planted at the Wheelers Lane intersection
- 2 *Fraxinus raywood* (Raywood Ash) – at driveway of Lot No. 520
- 3 *Schinus molle* (Peruvian Pepper) - located at previous gates to “Hillview”

Native species:

- 2 *Eucalyptus camaldulensis* (River Red Gum)
- 5 *Eucalyptus microcarpa* (Grey Box)
- 5 *Eucalyptus melliodora* (Yellow Box)
- 1 *Brachychiton populneus* (Kurrajong)
- 4 juvenile *Eucalyptus* species

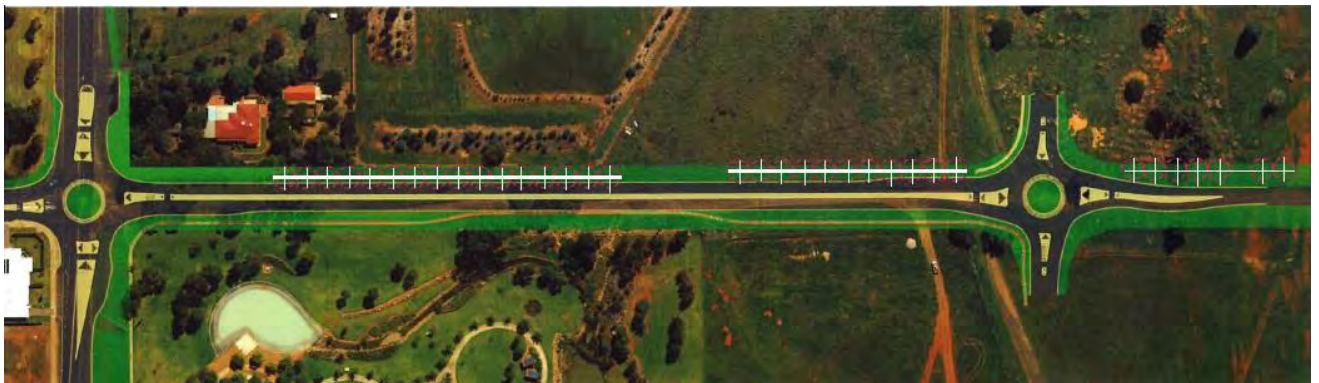
It should be noted that attempts have been made to minimise the number of trees that need to be removed for this project. This includes a very large *Eucalyptus camaldulensis* (River Red Gum) that has significant ecological value, and can be seen in the background of Figure 2 on the right hand side of the track.



**Figure 2: Current Site looking East from Boundary Rd / Wheelers Lane Intersection**

In terms of remediation it is proposed that the 17 native trees identified for removal will be offset by the replanting of 34 advanced native trees along the northern side of the Boundary Road extension (i.e. ratio of 2:1). This replanting will create an avenue of trees along the northern side of Boundary Road, complementing the native vegetation remaining adjacent to the site and creating aesthetic appeal to the planned road design (Figure 3).

The space left towards the centre of the proposed avenue results from the need to maintain minimum clearance zones from the High Voltage electrical mains that run approximately north-east of the Boundary Road extension.



*Figure 3. Indicative native tree replanting layout*

The remaining six (6) introduced tree species are of low value and will not be replaced. It is believed that the 2:1 replanting of the native species will accommodate the loss of these six (6) trees.

The nature of the works plan determines that vegetation outside the designed road corridor will not need to be removed and hence maintaining their current ecological state and limiting the overall environmental impact of the project.

**SUMMARY**

To accommodate for the future growth of Dubbo, and provide improved connectivity from South Dubbo to East Dubbo, it is necessary to extend Boundary Road from Wheelers Lane through to Alexandrina Avenue. A future extension of Boundary Road to Sheraton Road will occur in the future as both Keswick and Southlakes estate continue to be developed.

Resulting from the need for these works a small number of trees are required to be removed. The seventeen (17) native trees will have offset plantings carried out on the basis of a minimum of 2:1 ratio (2 advanced trees for every tree removed), subject to the findings and recommendations of the Part V assessment. As a result of the proposed offset planting it is considered that the overall medium to long term effect on the vegetation in the area will be positive.



**REPORT: Extension of Lease to Charles Sturt University on Lot 15 DP 1031922 (previously Pt Lot 4 DP 819754 and Pt Lot 5 DP 819754)**

**AUTHOR: Director Parks and Landcare Services**

**REPORT DATE: 7 September 2016**

**TRIM REFERENCE: ID16/1684**

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**EXECUTIVE SUMMARY**

On 5 September 1995 Dubbo City Council leased a parcel of land to Charles Sturt University for a period of 21 years at the peppercorn rate of \$1p.a. This land is adjacent to the university and is 25.31ha in area.

This lease has now expired (4 September 2016) and through discussions it has been identified that the University would like to extend the lease arrangement for a further 21 years under the original conditions.

This report recommends that the existing lease for the area of land now known as Lot 15 DP 1031922 be extended for a further 21 years at the peppercorn rate of \$1 p.a. and subject to the original lease conditions.

**FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

**POLICY IMPLICATIONS**

There are no policy implications arising from this report.

**RECOMMENDATION**

- 1. That the existing lease for the area of land now known as Lot 15 DP 1031922 to Charles Sturt University be extended for a further 21 years at the peppercorn rate of \$1 p.a. and subject to the original lease conditions.**
- 2. That any necessary documents be executed under the Common Seal of the Council.**

*Ian McAlister*

Director Parks and Landcare Services



REPORT

On the 23 May 1994 Council considered a Mayoral Minute (Clause 94/7) to enter into a lease agreement for Part Lot 4 DP 819754 (having an area 22.67ha) and Part Lot 5 DP 819754 (having an area 3.604 ha) with Charles Sturt University for a period of 21 years. Council subsequently resolved to enter into the lease agreement with Charles Sturt University for the identified term (21 years) at a \$1p.a. peppercorn rental, subject to the requirements of Section 46 and 47 of the Local Government Act 1993.

This lease agreement was formally signed 8 September 1995 and has now lapsed (4 September 2016). Prior to the lease elapsing enquires were made by Council whether or not Charles Sturt University would like to enter into a new lease for the land. Through this line of enquiry it was identified that Charles Sturt University would like to extend the lease term for a further 21 years. It was also identified through Council Solicitors, Booth Brown Legal, that an extension of the existing lease rather than a new lease would be more cost effective.

Shortly after signing the original lease, Charles Sturt University, with assistance from Council and the community, undertook a major tree planting project on either side of the creek line to improve water quality of the Troy Gully Creek. Charles Sturt University has continued to maintain this area in accordance with the Lease Agreement.

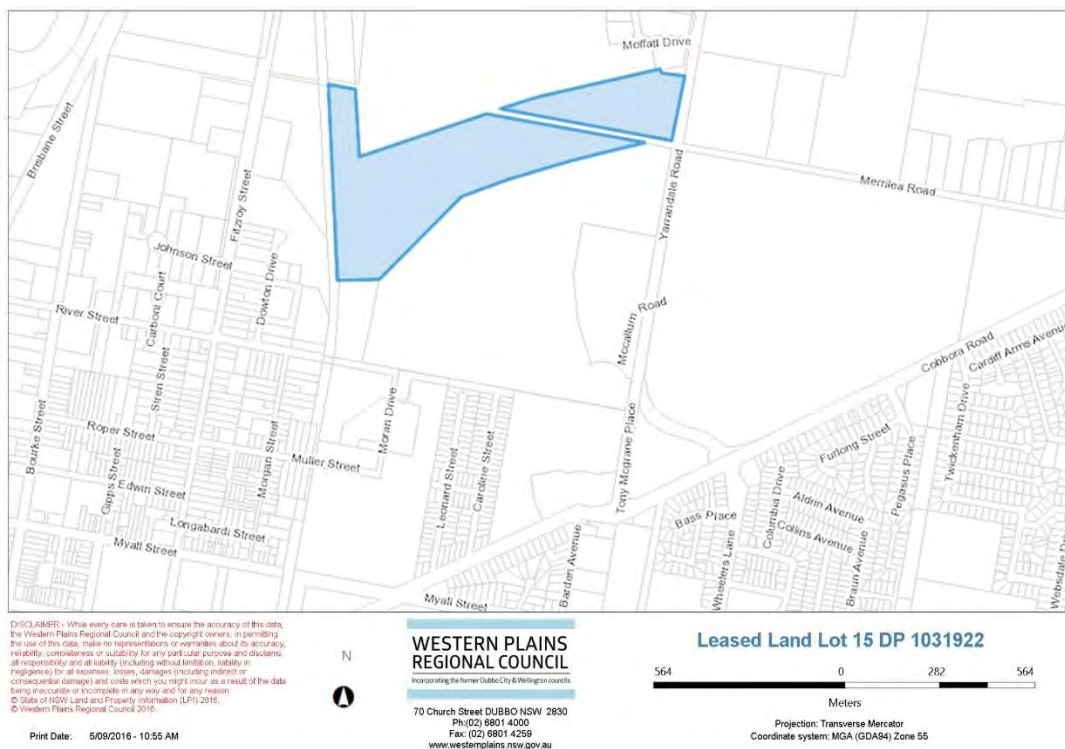


Figure 1. Land subject to Leasing to Charles Sturt University -Lot 15 DP 1031922

Council has no short to medium term plans to develop the land and the current practice of improving the water quality and biodiversity opportunities within the urban environment is in accordance with Council’s Delivery Plan.

It should also be noted that this parcel is now known as Lot 15 DP 1031922.

**SUMMARY**

Charles Sturt University has proven to be a good tenant under the lease agreement for the land now known as Lot 15 DP 1031922.

It is recommended that Dubbo Regional Council enters into an extension of the lease agreement for a further 21 years, under the same rental rate of \$1 p.a. and conditions as per the original agreement.