

# Managing Asbestos Guidelines

## Council disclaimer

These guidelines were formulated to be consistent with the legislative obligations of the Council of the City of Sydney (the City) and within the scope of the City's powers. These guidelines should be read in conjunction with relevant legislation, the City's *Managing Asbestos Policy*, and any other relevant guidelines and codes of practice. In the case of any discrepancies, the most recent legislation should prevail.

These guidelines are 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.

These guidelines do 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 these guidelines.

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## 1. Introduction

The City's *Managing Asbestos Policy* should be read in conjunction with these guidelines which aim to outline:

- the City's approach to dealing with naturally occurring asbestos, sites contaminated by asbestos and emergencies or incidents involving asbestos;
- general advice for residents on renovating homes that may contain asbestos;
- the City'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; and
- sources of further information.

These guidelines provide information for the local community and wider public. Definitions for key terms used in the guidelines are provided in Appendix C and acronyms are listed in Appendix D.

The guidelines apply to friable, non-friable (bonded) and naturally occurring asbestos (where applicable)

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

The guidelines do 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:

- SafeWork Asbestos Hazards A-Z - <https://www.safework.nsw.gov.au/hazards-a-z/asbestos>
- SafeWork Australia's *Model Code of Practice on how to safely remove asbestos* (ISBN 978-0-642-33317-9)
- [www.asbestos.nsw.gov.au](http://www.asbestos.nsw.gov.au); and
- additional guidance material listed in Appendix B.

Detailed information on the City's procedures and plans may be found in other documents, which are referenced in part 2.

## 2. Definitions

Definitions are provided in Appendix C.

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

## 3. Naturally occurring asbestos

***The City is not aware of any naturally occurring asbestos in the LGA.***

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.

### 3.1 Responsibilities for naturally occurring asbestos

For naturally occurring asbestos that will remain undisturbed by any work practice, the City 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. The City will verify compliance with environmental planning and assessment legislation and together with the EPA NSW and SafeWork 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 is the lead regulator. Requirements for workplaces are summarised in the *Naturally-occurring asbestos fact sheet* published by SafeWork. Where naturally occurring asbestos is part of a mineral extraction process, Department of Trade and Investment, Regional Infrastructure is the lead regulator.

### 3.2 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.

#### 3.2.1 Management of naturally occurring asbestos by the City

The City will aim to prevent the exposure of workers and the public to any naturally occurring asbestos that is known or discovered in the City's workplace.

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

## 4. 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 depends upon its source and extent.

### 4.1 Responsibilities for contaminated land

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

The City may issue a clean-up notice to the occupier of premises at or from which the City 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*).

The City 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, the City's employees, agents or contractors may take action to cause compliance with the notice.

Any reasonable costs incurred by the City 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*). The City shall keep records of: tasks undertaken; the hours the City's employees have spent undertaking those tasks; and expenses incurred.

During site redevelopment the City 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, the City 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*.

The City provides information about land contamination on planning certificates (issued under section 10.7 of the *Environmental Planning and Assessment Act 1979*) as outlined in section 4.2.

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

## 4.2 Finding out if land is contaminated

A person may request from the City a planning certificate that may contain advice on matters including whether the City has a policy to restrict the use of land due to risks from contamination. Certificates are issued under section 10.7(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 the City receives a request for a certificate under section 10.7(2), it may also inform applicants of any other further information available under section 10.7(5) affecting the land of which the City is aware.

The City’s records can only indicate known contaminated sites. Any site may potentially be contaminated.

## 4.3 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*.

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

## 4.4 Derelict buildings

Concerns regarding potential health risks from derelict properties may be directed to the City. 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.

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

The City may issue a clean-up notice or prevention notice and compliance cost notice as noted in section 4.1.

The City 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, the City 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 is the lead agency responsible for ensuring that asbestos is removed by appropriately licensed removalists.

## 5. 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.

### 5.1 Responsibilities in the clean up after an emergency or incident

The City 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 is the lead agency.

The City may issue a clean-up, prevention, cost compliance or penalty infringement notice as outlined in section 4.1.

Alternatively, the City may act under the *Environmental Planning and Assessment Act 1979* as outlined in section 4.4 of these guidelines.

The City 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 the City as soon as practicable;
- follow the *Code of practice on how to safely remove asbestos* (catalogue no. WC03561) published by SafeWork NSW;
- ensure that any of the City's 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 4.4);
- address the risks posed by disturbed asbestos containing materials by engaging a licensed removalist or issuing a clean up or prevention notice (as outlined in section 4.4) to ensure asbestos containing materials are removed for disposal;
- 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); and
- 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.

## 5.2 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 the City is involved in a clean up, the City 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 9);
- 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 9); and
- any other measures recommended by an occupational hygienist following assessment of the situation, which may include air monitoring.

## 6. The City's process for changing land use

The City 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 4.

## 7. The City'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 the City's complying codes (see section 7.5.2 below). 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, the City has an educative role in providing owners and occupiers with advice and information about the identification and safe management of asbestos.



## 7.1 Responsibilities for approving development

The City is the consent authority for the majority of development applications in the LGA. The Central Sydney Planning Committee (CSPC) is also a consent authority for developments over \$50 million and the Local Planning Panel determines matters within its delegation of responsibility. Other consent authorities exist from time to time depending upon legislation creating them for specific areas within the City's local government area.

The consent authority may impose conditions of consent and require the provision of a waste disposal management plan 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 the City 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 7.4.

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 7.7.

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

The City 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 7.3);
- 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; and
- 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 the City where they require further advice or clarification. Anyone engaging an asbestos removal contractor may contact SafeWork with any queries as SafeWork regulates asbestos removal by workers (as explained in section 7.4). Contact details for the City and SafeWork are provided in Appendix E.

## 7.3 Identifying asbestos

Information on common places where asbestos is likely to be found in residential, commercial and industrial premises with materials from prior to 1 January 2004 on the premises is provided in Appendix A.

A person may apply to the City for a planning certificate (called a section 10.7 certificate) for the relevant land. The City may provide information on a planning certificate including

whether the City has a policy to restrict the use of land due to risks from asbestos contamination, as outlined in section 4.2.

The City aims to ensure that records are, as far as possible, accurate. In some instances, the City may not have up-to-date information about asbestos for a property. The City 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 a licensed asbestos assessor or an occupational hygienist (a competent person is defined by the *NSW Work Health and Safety Regulation 2017*). 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 2017* 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.

## 7.4 Removing asbestos, refurbishments and demolitions

### 7.4.1 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 under the *NSW Work Health and Safety Regulation 2017*. 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 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, the City 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 *Safe work Australia Model Code of Practice: How to safely remove asbestos* (ISBN 978-0-642-33317-9)

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; and
- anyone occupying premises in the immediate vicinity of the workplace (as described in section 467 of the *NSW Work Health and Safety Regulation 2017*).

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; and
- notified to SafeWork at least five days prior to the work commencing.

Requirements for the transport and disposal of asbestos waste are covered in section 8.

## 7.4.2 Removing asbestos at workplaces

The *NSW Work Health and Safety Regulation 2017* specifies requirements for demolition and refurbishment at a workplace with structures or plants constructed or installed before 31 December 2003. SafeWork is the lead agency for regulating the safe management of asbestos at workplaces.

## 7.4.3 Obtaining approval for demolition

Demolition work is to be carried out in accordance with Australian Standard AS2601 - 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 the City as to whether and what type of approval is required. Where a development application is required the City's standard conditions need to be applied to ensure that asbestos is safely managed. The City's conditions for development consent are referred to in section 7.6.

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.

## 7.5 Exempt or complying development

### 7.5.1 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 the City or a private certifier to impose safeguards for the handling of asbestos through conditions of development consent. However, the City advises that all asbestos removal work should be carried out in accordance with *Safe work Australia Model Code of practice on how to safely remove asbestos* (ISBN 978-0-642-33317-9)

## 7.5.2 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 *Safe work Australia Model Code of Practice: How to safely remove asbestos* (ISBN 978-0-642-33317-9). In instances where asbestos removal is less than 10 square metres of non-friable asbestos and not from a place of work, then SafeWork would not be the agency responsible for regulating this activity. Concerns or complaints may be directed to the City 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 2017* as noted in section 7.4.1 of these guidelines.

## 7.6 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 the City or the Central Sydney Planning Committee 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 the City. The City may undertake a site inspection as part of the DA assessment.

### 7.6.1 Pre-development application advice regarding asbestos

The City's Pre-DA service enables proponents to discuss asbestos-related issues with the City prior to lodging a DA, if the issue is raised. The City may inform applicants of these guidelines, 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.

### 7.6.2 Conditions of consent

The City applies specific conditions of consent to developments where it is known or reasonably suspected that asbestos is present. The aim of these conditions of consent is to minimise asbestos exposure in the environment by requiring safe working practices, controls and disposal procedures for asbestos during development activities.

The standard asbestos-related conditions of consent are detailed in The City's Standard Conditions of Development Consent (Available on the City's website).

## 7.7 Compliance and enforcement

### 7.7.1 Responsibilities for compliance and enforcement

The controls rely on information being provided and checked by the principal certifying authority which may be either the City 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. The City will not always be the principal certifying authority. When the City is not nominated as the principal certifying authority for a complying development certificate or development application, the City may not have any knowledge of the asbestos matter. Accordingly, coordination of compliance and/or enforcement actions between the City and the private certifier will be required.

The City may take action in accordance with the City's Prosecution and Civil Enforcement Policy on any development for which the City has issued the development consent, even when not appointed as the principal certifying authority to ensure enforcement. Where the City receives a complaint about a development for which the City is not the principal certifying authority, the City should consider whether the City is the appropriate authority to resolve the matter. Complaints that warrant action by the City 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; and
- matters that are not preconditions to the issue of the occupation/subdivision certificate.

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

### 7.7.2 Compliance strategies

Illegal works include:

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

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

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

The City 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.'

The City may also issue a clean-up notice or prevention notice under the *Protection of the Environment Operations Act 1997* as outlined in section 4.1 of these guidelines.

The City may audit asbestos-related demolition works which the City 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.

## 8. Managing Asbestos in the City's workplaces and buildings

The City is required to maintain an accurate register of asbestos and ACM. The Hazardous Material Register is located on the Safety Management System and includes the following information:

- Details of location, condition and type of any asbestos and ACM identified in the premises;
- Details of any inaccessible areas that are likely to contain asbestos or ACM that have not been identified;
- Details that no asbestos or ACM is identified at the workplace if the person knows that no asbestos or ACM is identified or is likely to be present from time to time at the workplace;
- Results of analysis that has confirmed a material in a workplace is / is not asbestos or ACM;
- The outcomes of the risk assessments, including any reviewed or revised risk assessments;
- The dates when the identification and risk assessments were made, and details of the competent person; and,
- Any work on the asbestos or ACM, including the company who undertook the work and the date it occurred.

## 9. 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.

### 9.1 Responsibilities for asbestos waste management

The City's responsibilities for asbestos waste management are outlined in the City's *Managing Asbestos Policy*.

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 the City.

### 9.2 Handling asbestos waste for disposal

Safe work Australia *Model Code of Practice: How to safely remove asbestos* (ISBN 978-0-642-33317-9)

provides details on waste containment and disposal and controls applicable to all types of asbestos removal (in section 4.8 of the Code).

### 9.3 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 2014* clause 78:

- 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 waste must be wetted down during transport in some cases; and
- 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*.

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 Corporations of 2,000,000 (if the offence involves asbestos waste) or \$1,000,000, or in the case of an individual- \$500,000 (if the offence involves asbestos waste) or \$250,000.

It is an offence to unlawfully dispose of asbestos waste off the site at which it is generated (under section 144AAA of the *Protection of the Environment Operations Act 1997*). Penalty notices may be issued for Corporation of \$2,000,000, or in the case of an individual - \$500,000

### 9.4 Disposing of asbestos waste at waste facilities

**Note - There are no waste facilities operating in the City's Local Government Area that will accept asbestos waste.**

Contact details for waste facilities that will accept asbestos are listed in Appendix F.

Domestic residents planning to remove less than 10 square metres of bonded asbestos material are encouraged to use the services of a licensed asbestos removalist to remove and transport bonded asbestos waste to a licensed site or, hire a skip from a licensed waste removal company. Transportation of small amounts of bonded asbestos to a licensed site by the resident should only be considered as long as the material is suitably double wrapped/bagged and placed in a trailer or in the back of a utility or truck. It should not be transported in a domestic car.

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; and
- 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.

#### 9.4.1 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 9.2 and 9.3);
- not disclosed by the transporter as being asbestos or asbestos containing materials;
- failure to notify waste facility (usually 24 hours notice is required), 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 2005*).

Individuals may be fined \$120,000 and corporations may be fined \$250,000 under the *Protection of the Environment Operations Act 1997* and *Protection of the Environment Operations (Waste) Regulation 2005* for transporting asbestos waste to a facility that cannot lawfully receive asbestos waste.

## 9.5 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 the City 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 \$5000;
- prosecution for pollution of land of up to \$2 million for a corporation and \$500,000 for each day the offence continues (under section 142A or 144AAA of the *Protection of the Environment Operations Act 1997*); or
- in the case of a corporation, a penalty not exceeding \$5,000,000 for an offence that is committed wilfully or \$2,000,000 for an offence that is committed negligently, or
- in the case of an individual--to a penalty not exceeding \$1,000,000 or 7 years' imprisonment, or both, for an offence that is committed wilfully or \$500,000 or 4 years' imprisonment, or both, for an offence that is committed negligently. (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;
- the site is regulated by a different authority such as the Minister for Planning and Infrastructure; or
- the City becomes aware of illegally dumped asbestos material outside of the City's jurisdiction, the City will then promptly notify the relevant authority.

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.

## 9.6 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, the City will seek advice from the EPA. The City 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 10.7 certificate).

## Part 2 – Management of asbestos risks within Council



Please note that information within the City's Asbestos in the Workplace Policy contains information for workers on:

- responsibilities of workers in the workplace;
- responsibilities of the City to workers in the workplace;
- responsibilities of the City to workers;
- identifying and recording asbestos hazards in the workplace;
- managing asbestos-related risks in the workplace; and
- accidental disturbance of asbestos by workers

## 10. The City's role in the disposal of asbestos waste

### 10.1 Transporting and disposing of asbestos waste

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

### 10.2 Operating waste facility / facilities licensed to accept asbestos waste

**NOTE – The City does not operate any waste facilities that are licensed to accept asbestos waste.**

Asbestos waste that is to be disposed of off the site at which it is generated, must only be disposed of at a place that can lawfully receive that waste (*Protection of the Environment Operations Act 1997* section 144AAA). In this clause, such premises are referred to as a "landfill site". Waste management facilities must be managed in accordance with the *Protection of the Environment Operations (Waste) Regulation 2014* including regulation 80 which specifies that:

- 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*.

Where asbestos waste is taken to a waste facility that does not accept asbestos waste, the City may reject the waste. Where waste is rejected, the City should complete a rejected loads certificate. The City 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*). 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 the City that the waste has been appropriately disposed.

Where asbestos waste is illegally dumped at an unstaffed waste station, the City's management options may include:

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

### 10.3 Recycling facilities

The City 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, the City should adhere to the guide: *Management of asbestos in recycled construction and demolition waste*.

The City holds an EPA licence and maintains a Pollution Incident Response Management Plan (PIRMP) for the site known as Burrows Rd Recycling Depot, details of this can be found on the City’s website.

### 10.4 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*).

### History

Stage	Date	Comment	TRIM Reference
Original Guidelines Approved	21 <sup>th</sup> October 2013	Approved by Council	2013/414033-01
Review	26 April 2017	Fit for purpose  Minor changes made to reflect amended state authority names and referenced standards and legislation  Endorsed by the Executive	2017/262873
Review	1 <sup>st</sup> September 2020	Minor changes made to reflect amended state authority names, referenced standards, information links and legislation, also changed to new policy template	
Commence Review Date	1st September 2024		
Approval Due Date	2 <sup>nd</sup> Jan 2024		

### Ownership and approval

Responsibility	Role
Author	Environmental Health Specialist
Owner	Standards and Policy Manager
Endorser	City of Sydney Executive

Responsibility	Role
Approver	Council

## 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; and
- 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 the Department of Health Asbestos Guide – *a guide for householders and the general public* at:

<https://www1.health.gov.au/internet/publications/publishing.nsf/Content/asbestos-toc~asbestos-about>

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. The City encourages residents to ask the contractor for a copy of their licence prior to engaging them. Residents can then check with SafeWork NSW (phone 13 10 50) to confirm that 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

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; and
- road construction and road works.

Further information can be found in these guidelines under section 5 and in the *Naturally-occurring asbestos fact sheet* (catalogue no. WC03728) published by SafeWork, 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; and
- 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; and
- 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); and
- vinyl floor tiles, the backing to cushion vinyl flooring and underlay sheeting for ceramic tiles including kitchen splashback.

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; and
- 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;
- bituminous 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; and
- 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); and
- 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 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 measurable 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: [www.epa.nsw.gov.au/clm/publiclist.htm](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; and
- maintenance or servicing of materials from vehicles, plant or equipment.

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

- extensive fire or storm damage to asbestos cement roofs or building materials; and
- 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 cases, 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)*  
[www.epa.nsw.gov.au/waste/illdumpabcommshandbook.htm](http://www.epa.nsw.gov.au/waste/illdumpabcommshandbook.htm)

### Asbestos contractors

[www.safework.nsw.gov.au/formspublications/publications/Pages/Choosinganasbestosconsultant.aspx](http://www.safework.nsw.gov.au/formspublications/publications/Pages/Choosinganasbestosconsultant.aspx)

For a listing of asbestos removal contractors in your area, refer to your local telephone directory or the Yellow Pages [www.yellowpages.com.au](http://www.yellowpages.com.au) or by contacting the Asbestos Removal Contractors Association NSW (ARCA) [www.arca.asn.au](http://www.arca.asn.au) Phone: (02) 8586 3521.

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

### Asbestos waste

*Crackdown on Illegal Dumping: A Handbook for Local Government, 2008 (EPA)* (ISBN 9781 74122 473 3)

[www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/illegaldumping/080045-illegal-dumping.ashx](http://www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/illegaldumping/080045-illegal-dumping.ashx)

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

<http://www.safework.nsw.gov.au/formspublications/publications/Pages/asbestoswaste.aspx>

*Safely disposing of asbestos waste from your home* (ISBN 278 174359 101 7) (EPA NSW)  
[www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/managewaste/130342-asbestos.ashx](http://www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/managewaste/130342-asbestos.ashx)

For information on illegal dumping and safely disposing of asbestos waste visit the EPA website:

[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

### Contaminated land

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

*Guidelines on the duty to report contamination under the Contaminated Land Management*



Act 1997, 2009 (EPA).

*Managing land contamination: Planning guidelines SEPP 55 – Remediation of land*, 1998 (Department of Planning and Infrastructure and EPA)  
[https://www.environment.nsw.gov.au/resources/clm/gu\\_contam.pdf](https://www.environment.nsw.gov.au/resources/clm/gu_contam.pdf)

### **Environmental risk assessment**

*Environmental health risk assessment: Guidelines for assessing human health risks from environmental hazards*, 2002 (Commonwealth of Australia)  
<http://www1.health.gov.au>

### **Health**

*Asbestos and health risks fact sheet*, 2007 (Ministry of Health)  
[http://qbm.com.au/wp-content/uploads/2016/02/Asbestos and Health Risks Factsheet NSW Department of Health.pdf](http://qbm.com.au/wp-content/uploads/2016/02/Asbestos_and_Health_Risks_Factsheet_NSW_Department_of_Health.pdf)

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*, Revised 2013  
<https://www1.health.gov.au/internet/main/publishing.nsf/Content/ohp-enhealth-asbestos-faqs-htm> <https://www.health.gov.au>

*Choosing and working with a principal certifying authority: A guide for anyone planning to build or subdivide*, 2011 (Building Professionals Board)  
<http://www.bpb.nsw.gov.au/resources/683/final%20PCA%20brochure.pdf>

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

<http://www.asbestosawareness.com.au>

### **Practical guidance**

*SafeWork Asbestos Hazards A-Z* - <https://www.safework.nsw.gov.au/hazards-a-z/asbestos>  
<https://www.safework.nsw.gov.au/resource-library/asbestos-publications/managing-asbestos-in-or-on-soil>

### **Tenants**

*Tenants rights Fact sheet 26 Asbestos and lead*, 2010 (Tenants NSW)  
<http://adfa.org.au/wp-content/uploads/2016/08/tenants.pdf>

### **Tenants – Housing NSW tenants**

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

## **Appendix C – Definitions**

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

- *Contaminated Land Management Act 1997*
- *Environmental Planning and Assessment Act 1979*
- *Emergency Pollution Clean Up Program Interim Guidelines August 2018*
- *Emergency pollution clean up program (EPCUP) 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 2017.*

**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:

- e. actinolite asbestos
- f. grunerite (or amosite) asbestos (brown)
- g. anthophyllite asbestos
- h. chrysotile asbestos (white)
- i. crocidolite asbestos (blue)
- j. tremolite asbestos
- k. 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 2017*, 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:

- l. work involving the removal of asbestos or asbestos containing material, or
- m. 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 2017*. 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:

- n. a certification in relation to the specified VET course for asbestos assessor work, or
- o. 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 the Council's 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:

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

**Development** means:

- r. the use of land
- s. the subdivision of land
- t. the erection of a building
- u. the carrying out of a work
- v. the demolition of a building or work
- w. 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:

- x. the Ambulance Service of NSW
- y. Fire and Rescue NSW
- z. the NSW Rural Fire Service
- aa.the NSW Police Force
- bb.the State Emergency Service
- cc.the NSW Volunteer Rescue Association Inc
- dd.the NSW Mines Rescue Brigade established under the *Coal Industry Act 2001*

ee. 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:

ff. is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry

gg. 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:

hh. not involved in the removal of the asbestos

ii. 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:

jj. to carry out air monitoring during Class A asbestos removal work

kk. to carry out clearance inspections of Class A asbestos removal work

ll. 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 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:

- mm. is less than three micrometres wide
- nn. more than five micrometres long
- oo. has a length to width ratio of more than 3:1.

**Specified VET course** means:

pp. in relation to Class A asbestos removal work – the following VET courses:

- remove non-friable asbestos
- remove friable asbestos, or

qq. in relation to Class B asbestos removal work – the VET course Remove non-friable asbestos, or

rr. in relation to the supervision of asbestos removal work – the VET course Supervise asbestos removal, or

ss. 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:

tt. buildings, masts, towers, framework, pipelines, transport infrastructure and underground works (shafts or tunnels)

uu. any component of a structure

vv. part of a structure

ww. 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:

- xx. an employee, or
- yy. a contractor or subcontractor, or
- zz. an employee of a contractor or subcontractor, or
- aaa. an employee of a labour hire company who has been assigned to work in the person’s business or undertaking, or
- bbb. an outworker, or
- ccc. an apprentice or trainee, or
- ddd. a student gaining work experience, or
- eee. a volunteer, or
- fff. 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**

**City of Sydney**

Phone: 02 9265 9333  
 Fax: 02 9265 9222  
 Email: [cityofsydney.nsw.gov.au](mailto:cityofsydney.nsw.gov.au)

<u>Street address</u>	<u>Postal address</u>	<u>DX Mail</u>
Level 2, Town Hall House 456 Kent Street Sydney NSW 2000	City of Sydney GPO Box 1591 Sydney NSW 2001	City Of Sydney DX Box 1251 Sydney NSW

**NSW Ministry of Health**

1 Reserve Road, St Leonards

Phone: 02 9391 9000

Website: <https://www.health.nsw.gov.au>**Asbestos-related disease organisations (non-exhaustive)****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.epa.nsw.gov.au/epa](http://www.epa.nsw.gov.au/epa)**Licensed Asbestos Contractors**

For a listing of asbestos removal contractors in your area, you can access asbestos and demolition licence holders on the SafeWork NSW website

<https://www.safework.nsw.gov.au/asbestos-and-demolition-licence-holders>

**Asbestos Removal Contractors Association NSW (ARCA)**

Phone: (02) 9642 0011

Email: [info@arca.net.au](mailto:info@arca.net.au)Website: [www.arca.asn.au](http://www.arca.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)**Local Government NSW (LGA)**

Phone: (02) 9242 4000

Email [LGNSW.org.au](mailto:LGNSW.org.au)Website: [LGNSW.ORG.AU](http://LGNSW.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) Approved RTO's only on the SafeWork website for asbestos removal and asbestos assessor training:**  
**<https://www.safework.nsw.gov.au/hazards-a-z/asbestos/asbestos-training>**

**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: <http://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 Information Centre Phone: 13 10 50  
SafeWork NSW – email: [contact@safework.nsw.gov.au](mailto:contact@safework.nsw.gov.au)  
Website: [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)

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

Waste management facilities that can accept asbestos waste may be operated by local councils, 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.

There are no waste management facilities in the City of Sydney LGA that accept asbestos waste.

**Waste management facilities in other areas that accept asbestos wastes**

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/waste/asbestos/index.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.

A number of waste management facilities in the greater Sydney area that accept asbestos waste are listed below:

**Belrose Waste & Recycling Centre****Address: Crozier Road, Belrose****Phone: 1300 651 116****Hours of Operation:****Monday to Friday: 06.00am to 05.00pm****Saturday and Sunday: 08.00am to 05.00pm****Jacks Gulley Waste & Recycling Centre****Address: Richardson Road, Narellan****Phone: 1300 651 116****Hours of Operation****Monday to Friday 06.00am to 04.00pm****Saturday and Sunday: 08.00am to 04.00pm****Eastern Creek Waste and Recycling Centre****Address: Wallgrove Road, Eastern Creek.****Phone: 1300 651 116****Hours of Operation:****Monday to Friday 07.00am to 04.00pm****Saturday and Sunday: 08.00am to 05.00pm****Lucas Heights Waste & Recycling Centre****Address: New Illawarra Road, Lucas Heights****Phone: 1300 651 116****Hours of Operation****Monday to Friday: 06.00am to 04.00pm****Saturday to Sunday: 08.00am to 05.00pm**

Further information regarding these and other waste facilities that will accept asbestos can be found on the EPA website: <https://www.epa.nsw.gov.au/your-environment/household-building-and-renovation/dealing-with-household-asbestos/facilities-accept-household-asbestos>

## 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 for demolition work published by SafeWork Australia, 2012
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Local Government Act 1993
- Local Government (General) Regulation 2015
- 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 2017
- NSW Code of Practice: How to safely remove asbestos
- NSW Code of Practice: How to Manage and Control Asbestos in the Workplace
- Workers' Compensation (Dust Diseases) Act 1942.

## Appendix H – Agencies roles and responsibilities

### NSW organisations

#### Department of Planning and Infrastructure (DP&I) and the Building Professionals Board (BPB)

DP&I'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&I 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 (i.e. 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 and Infrastructure, 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 public) in carrying out their role and this includes education in relation to managing asbestos. The BPB certifies and audits both private and council's 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 dependents;
  - co-ordination and payment of medical and related health care expenses of affected;
  - medical examination of workers exposed to dust in the workplace; and
  - information and education.
- <https://www.icare.nsw.gov.au/>

## 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 2005*. Clause 42 of the *Protection of the Environment Operations (Waste) Regulation 2005* 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 local 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*.

## NSW Asbestos Coordination Committee (NACC).

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

- Department of Planning and Infrastructure;
- 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; and
- Ministry of Health.

The NACC 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 NACC can be found on the SafeWork website:

<https://www.safework.nsw.gov.au/hazards-a-z/asbestos/asbestos-resources-and-networks>

## Local Government NSW (LGNSW)

Local Government NSW (LGNSW) represents 152 general purpose councils, 12 special purpose councils and the NSW Aboriginal Land Local Government NSW is an independent organisation that exists to serve the interests of New South Wales general and special purpose councils Council. LGNSW represents the views of these councils by providing support and advocates on behalf of member councils to help do this by:

- Representing the views of local government to both the state and federal governments
- Providing policy advice, management support and grants application assistance to members
- Empowering members to deliver quality services to meet the needs of their local community

- Providing effective, responsive and accountable leadership on policy issues
- Enhancing community awareness and perception of local government

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

In 2012, the Associations commenced a project funded by SafeWork NSW to assist Councils to adopt and implement a model asbestos policy. The project is now funded by the EPA

### **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 is responsible for the issuing and control of licences that are issued to all asbestos removal and demolition contractors. SafeWork 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 administers work health and safety, injury management, return to work and workers compensation laws, and manage the workers compensation system. SafeWork'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 website provides a wide range of asbestos resources, support networks and links at: [www.safework.nsw.gov.au/newlegislation2012/health-and-safety-topics/asbestos/Pages/default.aspx](http://www.safework.nsw.gov.au/newlegislation2012/health-and-safety-topics/asbestos/Pages/default.aspx)

## **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)

### **Asbestos Safety and Eradication Agency**

10/255 Elizabeth St, Sydney NSW 2000

Phone: 1300 326 148

Website: [www.asbestossafety.gov.au](http://www.asbestossafety.gov.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)

### **NSW Fair Trading**

Eclipse Tower

60 Station St E, Parramatta NSW 2150

Phone 13 32 20

Website: [www.fairtrading.nsw.gov.au/housing-and-property/building-and-renovating/during-the-building-process/concerns-with-development](http://www.fairtrading.nsw.gov.au/housing-and-property/building-and-renovating/during-the-building-process/concerns-with-development)

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

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

- emergency management;
- naturally occurring asbestos;
- residential settings;
- site contamination;
- waste; and
- workplaces.

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).

### 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	
Handover to State Emergency Recovery Controller	State Emergency Recovery Controller	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

Scenario	Lead organisation	Other regulators
Naturally occurring but will be disturbed due to a work process including remediation work	SafeWork NSW	Local Council EPA ( <i>Protection of the Environment Operations Act 1997</i> 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 ( <i>Protection of the Environment Operations Act 1997</i> Scheduled Activities Public Authorities)
Naturally occurring but will remain undisturbed by any work practice	Local Council	EPA ( <i>Protection of the Environment Operations Act 1997</i> Scheduled Activities Public Authorities) SafeWork NSW (workers)
Soil contaminated with asbestos waste and going to be disturbed by a work practice	SafeWork NSW	EPA ( <i>Protection of the Environment Operations Act 1997</i> Scheduled Activities Public Authorities, declared contaminated land sites)
Soil contaminated with asbestos waste but will remain undisturbed by any work practice	Local Council	EPA ( <i>Protection of the Environment Operations Act 1997</i> Scheduled Activities Public Authorities, declared contaminated land sites)

		SafeWork NSW (workers on site)
Potential for exposure on public land	EPA ( <i>Protection of the Environment Operations Act 1997</i> 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 ( <i>Protection of the Environment Operations Act 1997</i> 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; and</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 issues	Local Council	EPA
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	
Site contamination at residential premises	See Residential settings	

**Waste**

Scenario	Lead organisation	Other regulators
Waste temporarily stored on-site	SafeWork (worksites) EPA and Local Council (non-worksites)	
Waste transported by vehicle	EPA	SafeWork
Waste disposed of onsite	The Council or EPA as illegal dumping or pollution of land if no valid the City development consent	Local Council (consent required to dispose onsite) (section 10.7 property certificate and development assessment process)
Waste going to landfill site	EPA (advice)	Local Council (if managing 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 ( <i>Protection of the Environment Operations Act 1997</i> licensed sites)	
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 <i>Contaminated Land Management Act 1997</i>	Local Council	EPA
'Significantly contaminated' land declared under the <i>Contaminated Land Management Act 1997</i>	EPA	Local Council

## 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
Cement roofing / lining slates	Imported goods supplied from 1903 locally made
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	Available up until 1960s
Asbestos containing paper backing for	Available up until 1960s
'Durasbestos' asbestos cement	Available up until 1960s
'Tilex' marbletone decorative wall	Available from early 1960s
'Tilex' weave pattern decorative wall	Available from early 1960s
'Hardiflex' sheeting	Available from 1960s – 1981
'Versilux' building board	Available from 1960s – 1982
'Hardiplank' and 'Hardigrain'	Available from mid 1970s – 1981
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 reheat 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).

[http://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	Can remove any amount or quantity of asbestos or asbestos containing material, including: <ul style="list-style-type: none"> <li>• any amount of friable asbestos or asbestos containing material;</li> <li>• any amount of asbestos containing dust and/or</li> <li>• any amount of non-friable asbestos or asbestos containing material.</li> </ul>
Class B	Can remove:

	<ul style="list-style-type: none"> <li>any amount of non-friable asbestos or asbestos containing material;</li> </ul> <p><b>Note:</b> 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 and/or,</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><b>Note:</b> 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 10m<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 and/or</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 and/or</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.

## Appendix L - Known areas of naturally occurring asbestos

