
DEMOLITION AND RENOVATION OF BUILDINGS CONTAINING ASBESTOS POLICY

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1. PURPOSE

To articulate Council's requirements when assessing and determining Development Applications (DAs) for demolition and renovation of buildings containing asbestos.

2. STATEMENT

Current scientific literature indicates that there is no safe exposure level for asbestos. This Policy shall be adhered to when assessing and determining DAs for demolition and renovation of buildings containing asbestos.

This policy does not alter the specific requirements set under Council's Asbestos Policy (POL16/57) which is in line with the Model Asbestos Policy for NSW Councils. Individuals are encouraged to contact Council or the appropriate organisation as detailed in Appendix E of Council's Asbestos Policy (POL16/57).

3. PROVISIONS

3.1. Licencing Requirements for Removing Asbestos

Since 1 January 2008, a bonded asbestos licence has been required in NSW to remove more than 10m² of bonded asbestos material. A licenced bonded asbestos removalist can remove any amount of bonded asbestos material. Any loose or friable asbestos must be removed by qualified asbestos removalist. Licencing for asbestos removalist is regulated and administered by SafeWork NSW.

3.2. Legislation

Council has obligations under various Asbestos-Related Legislation, Policies and Standards including the provisions of the *Protection of the Environment Operations (POEO) Act 1997* and the *Contaminated Land Management (CLM) Act 1997*.

3.3. WorkCover Guidelines

SafeWork NSW provides extensive guidelines for dealing with asbestos. The SafeWork catalogue titled "Working with Asbestos Guide" provides up-to-date guidance on identification, licencing and working with asbestos. The catalogue is available on the SafeWork website at: <http://www.safework.nsw.gov.au>

3.4. Conditions of Development Consent

Where demolition is proposed the following conditions of development consent shall be included on applications for the demolition and renovation of buildings containing asbestos as follows:

Asbestos – Statement

No later than seven (7) days prior to the demolition of any building or structure, a written statement must be provided to Council indicating whether the building or structure contains asbestos or material containing asbestos and, if so, the following must also be provided:

- a) A hazardous substances audit report prepared by a competent and appropriately qualified person in compliance with AS2601-1991; and
- b) A hazardous substances management plan prepared by a competent and appropriately qualified person in compliance with AS2601-1991

Asbestos – Licensed Contractors

Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover Demolition Licence or a current WorkCover Class 2 (Restricted) Asbestos Licence.

Asbestos – Notification of Neighbours

- a) Fourteen (14) days prior to the commencement of any demolition works involving asbestos, all immediate neighbours should be notified in writing of the intention to carry out asbestos demolition works. Copies of these written notifications should be retained and submitted to Council. Precautions must be taken in accordance with the requirements of the Work Cover Authority of NSW in respect of:
 - i. Protection of site workers and the public;
 - ii. Asbestos handling and disposal where applicable.
- b) Suitable measures must be taken to ensure that there is no adverse effect to occupants of adjoining buildings and the public by the generation of dust and/or noise during demolition.
- c) Protection must be afforded to users of any adjoining public places by the provision of suitable hoardings.
- i. Demolition work must be carried out in accordance with Australian Standard AS2601-2001: The Demolition of Structures.

Asbestos – Tip Receipts

Documentary evidence in the form of tip receipts from an approved Waste Management Facility shall be obtained demonstrating the appropriate disposal of the asbestos waste. Tip receipts shall be provided to Council prior to any further building works being undertaken on the site.

Asbestos – Clearance Certificate

- a) Following the removal of all bonded asbestos and prior to further works being carried out on the site, a clearance certificate from an independent competent person holding a current WorkCover Class 2 (Restricted) Asbestos Licence in accordance with the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos is to be obtained and submitted to Council.
- b) Following the removal of all friable asbestos and prior to further works being carried out on the site, a clearance certificate from an independent occupational hygienist in accordance with the National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos is to be obtained and submitted to Council.

Asbestos – Less than 10m² of Bonded Asbestos Sheeting

Demolition works involving less than 10m² of bonded asbestos may be carried out in accordance with the [Code of Practice for the Safe Removal of Asbestos NOHSC \[2002\(2005\)\]](#).

4. IMPLEMENTATION

This policy will be implemented by the Development & Environmental Services Group in the assessment and determination of DAs for demolition and renovation of buildings containing asbestos.

5. REVIEW

This Policy shall be reviewed within 12 months of the election of the new Council.

6. APPLICATION OF ESD PRINCIPLES

This policy is in line with Council's adopted policy on integrating the principles of Ecologically Sustainable Development (ESD) into all Council's planning, decision-making and actions. This Policy in particular applies to the maintaining of the natural capital of the environment by protecting the stock of productive soil, freshwater, forests, clean air, ocean and other renewable resources that underpin survival, health and prosperity of human communities.