



## CFMEU SAFETY ALERT

# DANGER!!! ASBESTOS CEMENT

There are numerous asbestos fibro homes, garages and sheds throughout Sydney and indeed in your municipality. Fibro is the commercial name for the wall and roof cladding made of asbestos cement. Fibro contains potentially deadly asbestos fibres.

Whilst the sheets of fibro remain untouched attached to buildings they only represent a potential health risk that occurs when the sheets are damaged, abraded or during the demolition of the building. Asbestos cement manufacture was banned in the early 1980's and has been unavailable as a building product since that time.

You should be concerned that the high level of urban renewal that is taking place in your municipal area is resulting in the demolition of numerous fibro homes and outbuildings, often without proper care being taken to avoid the release of asbestos dust into the atmosphere. The same dangers apply when asbestos fibro houses are re-clad or brick veneered.

Your Council, when approving the demolition of fibro buildings should impose special safety conditions designed to ensure the safe removal and disposal of asbestos cement. These include complying with WorkCover's guidelines for working with cement and the lodgment of receipts from a landfill tip site licensed to receive asbestos cement. Unfortunately some contractors just dump asbestos debris in the bush or local parks and rivers to save on tip fees.

Also some companies have appointed a private certifier to supervise the demolition and subsequent development. Some private certifiers are allowing their developers to ignore the safeguards imposed by Council. Because of the law, as it now exists, Council does not become aware that the demolition has taken place until the end of the project when an *Occupation Certificate* is requested.

It is then too late for Council to achieve a meaningful remedy on the developer and in any case the damage has been done and is irreversible. Accordingly, there is a need for random audits by Council with the cost of the audit paid by the developer where there is non-compliance.

Holroyd Council in Western Sydney has imposed tough requirements on developers involved in demolition of houses and structures containing asbestos. These requirements have been imposed to protect workers, house owners, neighbours and members of the public being exposed to asbestos.

The Workers Health Centre (Phone: 9749 7666) and the Construction Forestry Mining and Energy Union (Phone: 9749 0400) have endorsed these requirements and are seeking that your Council Act accordingly. On the back of this leaflet are the safety requirements your Council should agree to. Ring your local Councillor and the General Manager of your Council now and demand action now.

# REMEMBER ASBESTOS KILLS

## **WHAT YOUR COUNCIL SHOULD REQUIRE- SPECIAL CONDITIONS OF DEVELOPMENT CONSENT DEMOLITION OF BUILDINGS CONTAINING ASBESTOS FIBRO**

Consent to demolish a building containing asbestos will only be given to a contractor who has the WorkCover Asbestos License.

As a procedural matter, upon granting consent to demolish a building, Council is to notify in writing the residents adjoining a demolition site of the following:

- The conditions of Development Consent;
- Council's telephone number
- The Ordinance Inspector's phone number for after hours contact;
- The telephone number of the WorkCover Construction Team (02) 9370 5099
- The name and phone number of the contractor responsible for the demolition

A copy of WorkCover's "Short Guide to Working with Asbestos Cement" is to be sent with the Council notification to adjoining residents.

### **CONDITIONS OF DEVELOPMENT CONSENT**

1. Five (5) working days (i.e. Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to Council for inspection prior to the commencement of any such works.
2. On the first day of demolition, work is not to commence until the Principal Certifying Authority (PCA) has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until the PCA is satisfied that all measures are in place so as to comply with WorkCover's "Short Guide to Working with Asbestos Cement", a copy of which accompanies the Development Consent.
3. All asbestos laden waste, including flat, corrugated or profiled asbestos cement sheets must be disposed of at a tip recommended by the NSW Environment Protection Authority (EPA).
4. NOTE: The person responsible for disposing of the above asbestos waste is to telephone the EPA on
5. (02) 9325 5709 to determine the location of a tip licensed to receive asbestos. Upon completion of tipping operations the applicant must lodge with Council, all receipts issued by the receiving tip as evidence of proper disposal.
6. Demolition works are restricted to Monday to Friday between the hours of 7am to 6pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
7. The developer is to notify adjoining residents five (5) working days prior to demolition. Such notification is to be a clearly written note on note pad size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side and immediately at the rear of the demolition site.
8. The developer agrees to an audit of the demolition work by an OH&S consultant nominated by Council.
9. If the developer is in default of OH&S requirements the developer will pay for the audit and stop work.
10. If the contractor does not accept the opinion of the audit company work will stop until determined by WorkCover.
11. The developer will display agreed asbestos/demolition signage prior to and during demolition
12. A portaloo with appropriate washing facilities will be required on site prior to commencement of demolition.

# **BUILDINGS CONTAINING ASBESTOS FIBRO TO BE RENOVATED AND/OR BRICK VENEERED/CLAD**

## **CONDITIONS OF DEVELOPMENT CONSENT**

1. All asbestos cement sheeting must be removed by contractors with an appropriate license issued by WorkCover and who are familiar with asbestos removal prior to the commencement of:
  - Brick veneering or re-cladding of any building where the existing walls to be covered are currently clad with asbestos cement; OR
  - Construction work where new work abuts existing asbestos cement sheeting and/or where parts of the existing building clad with asbestos cement sheeting are to be altered or demolished.
2. All asbestos laden waste, including flat, corrugated or profiled asbestos cement sheets must be disposed of at a tip recommended by the NSW Environment Protection Authority (EPA)
3. The developer agrees to an audit of the demolition work by an OH&S consultant nominated by Council. If the developer is in default of OH&S requirements the developer will pay for the audit and stop work. If the contractor does not accept the opinion of the audit company work will stop until determined by WorkCover.
4. The developer will display agreed asbestos/demolition signage prior to and during demolition
5. A portaloos with appropriate washing facilities will be required on site prior to commencement of demolition.

NOTE: The person responsible for disposing of the above asbestos waste is to telephone the EPA on (02) 9325 5709 to determine the location of a tip licensed' to receive asbestos. Upon completion of tipping operations the applicant shall lodge with Council, all receipts issued by the receiving tip as evidence of proper disposal.

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**PRINT THIS LEAFLET AND PLACE IT ON YOUR NOTICE BOARD AT WORK**



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Your Rights At Work website - <http://www.rightsatwork.com.au/>  
Tune in to Workers Radio Sydney 88.9FM Weekdays 5:30am – 9:00am