

renovation factsheet

» does your property contain asbestos?

Asbestos takes many forms and can be found all over a typical home. Asbestos material should be removed where practical before renovation work starts.



» Was your property built before 31 December 2003?

If so, before commencing a property redevelopment or renovation, you should check for asbestos containing materials (ACM).

Asbestos poses a health risk when asbestos fibres are released into the air and inhaled or ingested. This occurs once ACM is broken, starts to deteriorate, or is disturbed in such a way that dust particles containing asbestos are produced.

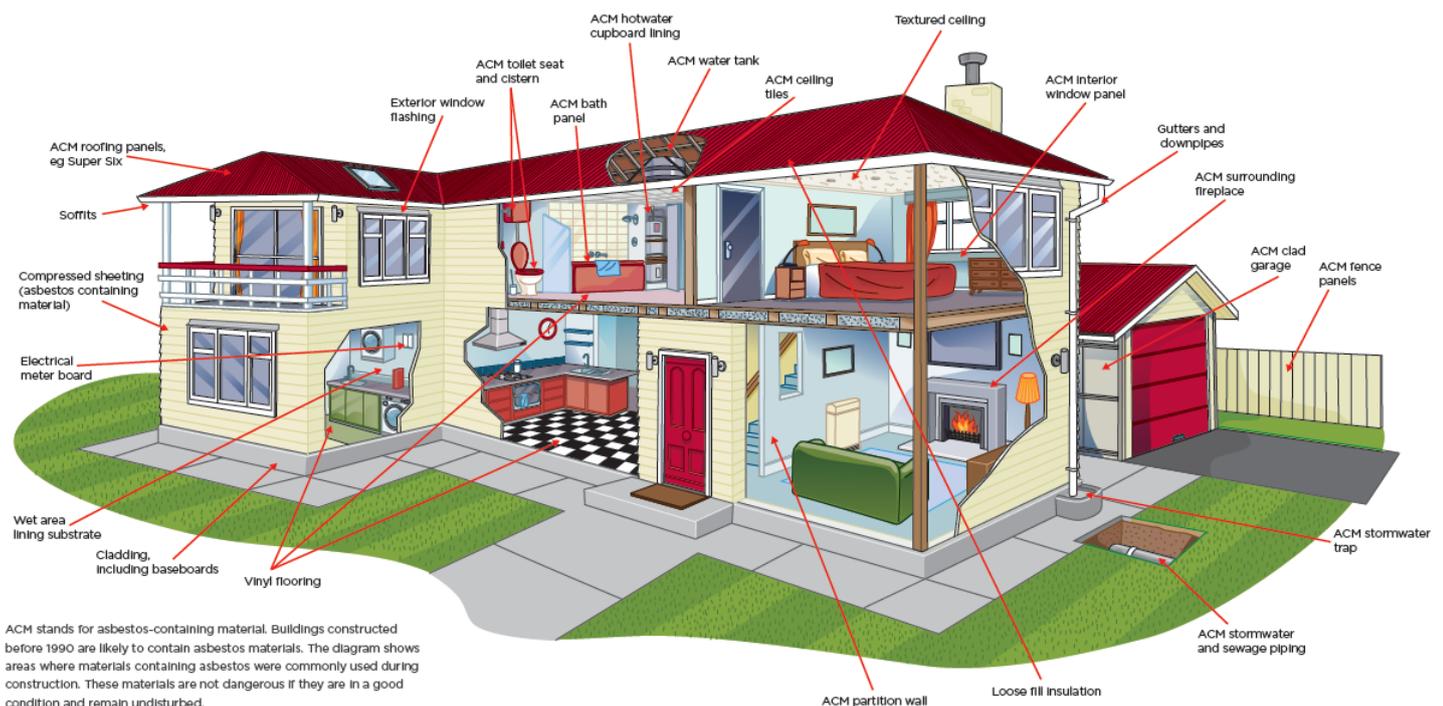
Therefore, Do It Yourself renovators and tradespeople are the ones most at risk of exposure to asbestos fibres as they are more likely to frequently undertake repairs, renovations and other work which can generate the release of asbestos fibres into the air.

Council may require a Development Application for building renovations and/or the demolition of structures.

An application for demolition will need to include information on the removal and management of ACM in a Waste Management Plan to be submitted as supporting documentation to the Development Application.

ACM can be found in many forms and locations around the home as shown below.

» Where asbestos is commonly found in your home



ACM stands for asbestos-containing material. Buildings constructed before 1990 are likely to contain asbestos materials. The diagram shows areas where materials containing asbestos were commonly used during construction. These materials are not dangerous if they are in a good condition and remain undisturbed.

»» *Is it asbestos?*

The Ballina Waste Management Centre offers a free laboratory asbestos testing kit for residential properties within the Shire. The kit includes laboratory testing of up to two samples and courier costs. Positive results are provided within 3-5 days of submission. This enables residents to accurately identify asbestos BEFORE undertaking a renovation.

»» *Waste classification*

ACM is defined as Special waste which means that >100 kg or >10 m² must be tracked, removed and handled by SafeWork NSW licensed personnel. There are specific requirements for the handling and transportation of asbestos that vary depending on the form of asbestos (friable or non-friable/bonded). Make sure your tradespeople knows the rules.

»» *Where can I dispose of asbestos waste?*

Ballina Waste Management Centre does not accept asbestos waste. The Lismore City Council Wyrallah Road Landfill Facility is the closest waste facility that accepts asbestos waste (enquire first 1300 87 83 87).

Asbestos waste (including asbestos contaminated soil) must be taken to a landfill licensed to accept asbestos waste. Prior to transporting asbestos waste to a licensed landfill, you should check with the landfill operator regarding any delivery requirements.

Important: Asbestos waste must not be transported and deposited on any private or public land (for example, as fill material). It is illegal to dispose of asbestos waste in domestic garbage bins or to recycle, reuse, bury or illegally dump asbestos waste.

To assist residents remove <10 m² of asbestos, Council offer a household asbestos disposal kit at the waste management centre for \$30. The kit provides information, personal protective equipment (PPE) for the removal and bagging of this material.

»» *New screening procedures at the ballina waste management centre*

All material brought to the Ballina Waste Management Centre will be screened for the presence of ACM. If necessary, high risk loads such as building and demolition material will be inspected in a secondary screening area prior to acceptance at the landfill.

»» *Penalties can apply*

Asbestos containing material cannot be accepted at the Ballina Waste Management Centre. Penalties of up to \$7,500 apply for disposal of soil or waste containing asbestos.

This project is a NSW EPA Waste Less, Recycle More initiative funded from the waste levy.

If you have any questions or concerns please contact:

Ballina Waste Management Centre: 6686 1287 or waste@ballina.nsw.gov.au
Hours of operation: 8.00 am - 4.00 pm 7 days (excluding Public Holidays)
Council's Development and Environmental Health Group: 6686 1214 / 6686 1234
Council's Open Spaces and Resouce Recovery Group: 6686 1214

