

Stone - Kim

From: Dataworks
Subject: FW: 214358 - Additional information DA 2015/062
Attachments: 214358_LET_004A.pdf; 214358_REP_003B.pdf; Old Gunnedah ARCP.pdf; Old Gunnedah abattoir SWMS.pdf; DraftCommunityManagementStatement.pdf; 214358_01N_TP04.pdf

From: David Walker [<mailto:dwalker@geolyse.com>]
Sent: Thursday, 17 December 2015 2:15 PM
To: Silver-Mike
Cc: Hudson - Wade; 'Peter Speck'; 'peter speck'; 'Andrew Brownlow'
Subject: 214358 - Additional information DA 2015/062

Good afternoon Mike

Further to our conversations of yesterday and earlier this afternoon, please find attached correspondence and additional information in respect of the above.

We would appreciate Council's review of the information and as stated, it is our preference that, subject to acceptance, the information be provided to the JRPP before the closure of their office on 18th December for the Christmas closedown period. This would therefore enable the matter to meet the relevant statutory timeframes and be considered at the next available JRPP meeting in January.

Following our discussion this afternoon, I have discussed the matter with our client and he has directed Geolyse to prepare and lodge a development application for the demolition of the abattoir buildings. It is our intention to lodge this with Council before Christmas.

A hard copy of all of the enclosed will follow by today's post. Please advise if more than one copy is required.

Please do not hesitate to call or email if you have any questions regarding the above or enclosed.

Kind regards,

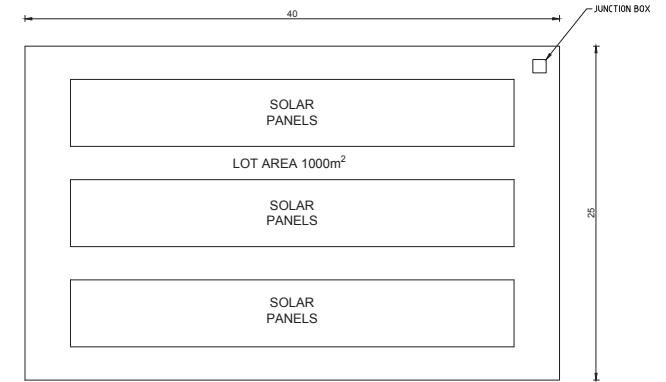
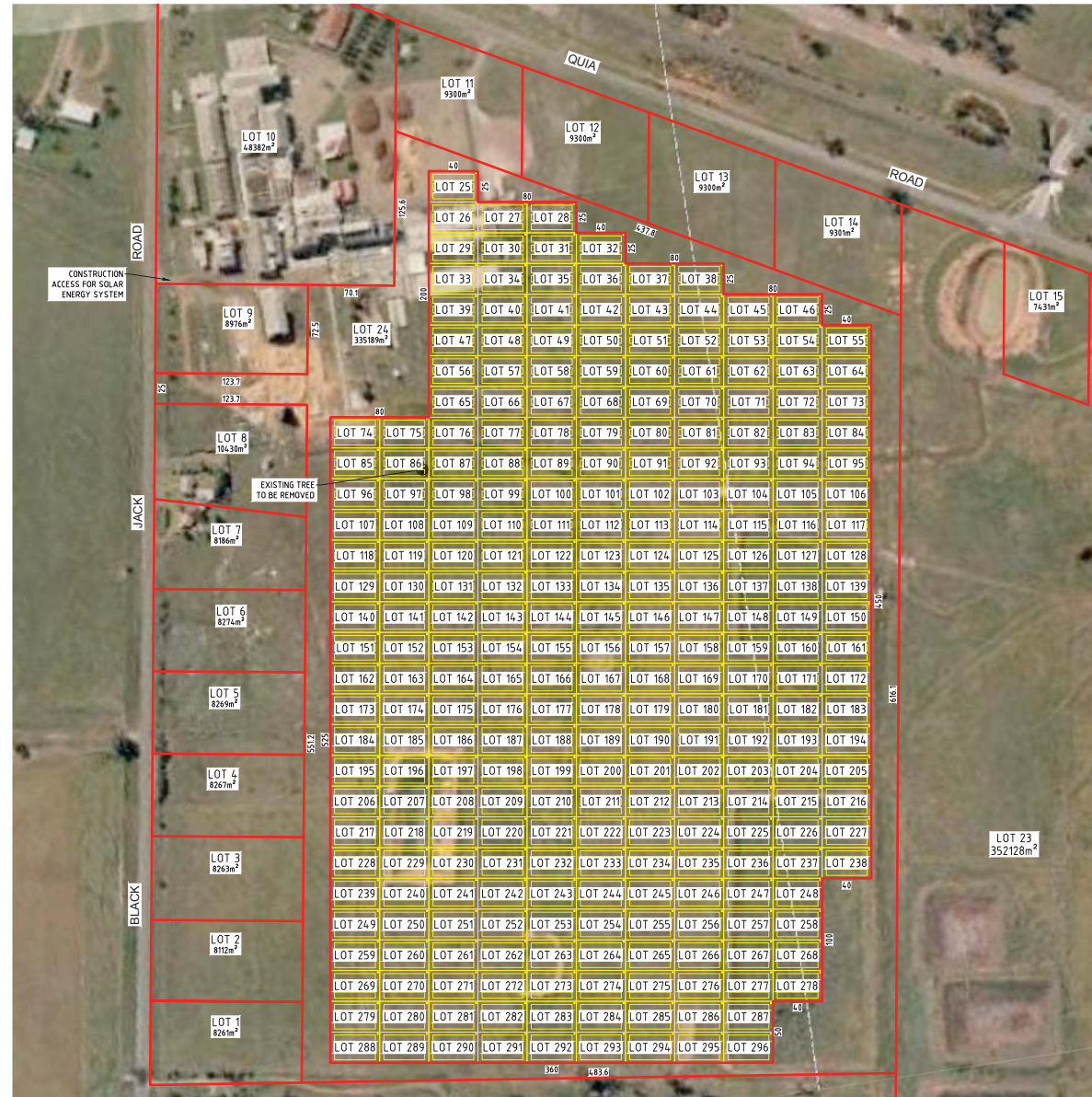
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IMPORTANT

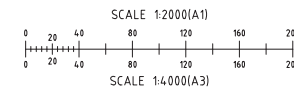
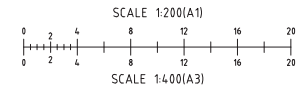
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100kW MODULE & LOT LAYOUT
SCALE 1:200 (A1)
SCALE 1:400 (A3)

NOTE:
EACH OF THE 272 COMMUNITY TITLE
LOTS (NUMBERED 25-296) HAVE
UNIFORM DIMENSIONS OF 40m x 25m
AND EACH LOT CONSTITUTES A
SINGLE 100kW MODULE



LEGEND:

- 272 X 100 KW MODULES
- PROPOSED LOT BOUNDARY



NO.	DATE	DRAFTING	CHECK	BY	APPROVED	DETAILS
H	21/04/15	ZD			DW	ISSUED TO CLIENT
I	02/06/15	MY			DW	REVISED LOT LAYOUT
J	26/06/15	BP			DW	MODULE ELEVATIONS ADDED TO SET
K	12/08/15	MY			DW	PROPOSED LOT DIMENSIONS ADDED
L	25/09/15	MY			DW	PROPOSED SEWER SERVICE AMENDED
M	08/10/15	MY			DW	MINOR AMENDMENTS
N	19/10/15	MY/BH			DW	MINOR AMENDMENTS

PROJECT
PROPOSED SOLAR ENERGY SYSTEM INCLUDING SUBDIVISION
FILE REFERENCE: 214358_01N_TP01-TP08.dwg

APPROVAL AUTHORITY
GUNNDAH SHIRE COUNCIL

CLIENT
IRONBARK ENERGY PTY LTD

DRAWING		
PROPOSED SOLAR MODULE AND LOT LAYOUT		
PROJECT NUMBER: 214358	DRAWING NUMBER: 01N_TP04	REV: N
SOURCE: INTERNAL		

NOTE:
LOT DIMENSIONS AND AREAS
ARE SUBJECT TO CADASTRAL
GROUND SURVEY.

Our Ref: 214358_LET_004A.docx

17 December 2015

The General Manager
Gunnedah Shire Council
PO Box 63
GUNNEDAH NSW 2380

Attention: Michael Silver

Dear Mike

DA NO: 2015/062 – JRPP DEFERRAL AND REQUEST FOR ADDITIONAL INFORMATION

The Northern Joint Regional Planning Panel has deferred the above development application and the applicant requested to provide further information regarding:

1. *The contamination and proposed remediation of contamination on the whole site, having regard to SEPP 55;*
2. *The details of the proposed community title scheme on Lot 24, including proposed lot layout, details of access to each lot, management during operations and ultimate winding up of the community title scheme, detailing the legal mechanisms proposed to carry out surrender of the community title lots at the end of the life of the development, and drafts of any community title documents.*

Efforts to seek clarification on what specific information the JRPP wants have been unsuccessful.

SEPP 55 requires that the consent authority must be 'satisfied' that the site will be suitable for the purpose of the development as proposed. The intended use is industrial.

In 2010 Gunnedah Shire Council, as the consent authority, approved a 98 lot industrial sub-division with due consideration of SEPP 55 obligations. The test of satisfaction was met on this occasion.

Following a six month assessment of the current DA, lodged in July 2015, last month in its recommendation for approval to the JRPP, Council has demonstrated it was again satisfied with respect to SEPP 55 considerations.

The basis for this satisfaction is twofold.

Prior Assessment,

Prior preliminary investigations including site history searches, aerial photograph analysis, interviews with past employees and in 2007 soil sampling from 16 test pits targeting the areas of potential concern in the vicinity of the former abattoir and settling dams, as well as the collection of surface soil samples from three locations in the south eastern portion of the site, have been undertaken.



The following conclusions were made:

- The potential for widespread gross non-asbestos related contamination to be present at the site is low.
- The contaminant levels identified do not significantly impact on the proposed development (an industrial subdivision).
- Some minor additional investigations and remediation/management works are likely to be required.

A copy of this investigation was submitted with the DA and is attached again.

Remedial Action Plan

A Remedial Action Plan (RAP) function is to specify then undertake the above noted 'minor additional investigations'. The DA submitted states a RAP will be prepared and submitted to Council before construction commences. It also confirms that a Validation Report would be prepared and submitted to Council prior to the issue of a Sub-division Certificate.

We maintain that there is an adequate and informed understanding of the nature of residual contamination to conclude that the site can be remediated for the intended use.

We respectfully maintain that adequate information has already been submitted, and already deemed satisfactory by Council (twice in 5 years). The inability to secure written clarification of what is actually required to satisfy the JRPP, from the JRPP, has been problematic.

In summary, pursuant to cl.7(1) of SEPP 55:

- a) Council has considered whether the land is contaminated.
- b) Council is satisfied that the land will be suitable, after remediation, for the purpose for which the development is proposed to be carried out.
- c) Conditions of consent can ensure that the land is remediated before the land is used.

Again, it is noted that the applicant has included as part of the DA a commitment to prepare and have approved a RAP and Validation Report. The latter will provide certainty that the land is remediated before it is used.

Attached to this correspondence we have also provided a Soil Contamination Characterisation Management Plan, which provides a greater level of detail and acts as a precursor to the RAP to ensure the Council and JRPP have a clear understanding of the extent of investigations to date and the pathway forward for ensuring the site is suitable for the proposed purpose.

For the avoidance of doubt, we provide our confirmation the applicant is committed to demolish the former abattoir buildings in timely fashion. To provide Council and the JRPP with some confidence of this outcome, the applicant commits to lodging a development application seeking consent for the demolition of the abattoir buildings before Christmas. This application would be supported by the asbestos removal control plan and asbestos safe work method statements attached to this letter. We trust that these documents, prepared by asbestos removal experts, provide confidence that removal of all asbestos on site would be carried out in accordance with all relevant legal requirements.

In respect to point 2 of the JRPP deferral recommendation, please find attached a draft community title management statement which clearly sets out how the site is proposed to be managed and the legal mechanisms that would be implemented to ensure this could be achieved. Also resupplied is Geolyse





Drawing TP04 which clearly depicts the proposed lot arrangement and boundaries for the community title subdivision of Lot 24.

We thank Council for your assistance to date and ask that you confirm with the JRPP that this response meets Council's (and our) understanding of the JRPP's requirement.

Yours faithfully
Geolyse Pty Ltd

DAVID WALKER
Town Planner

No. of Attachments – 6

1. Environ preliminary contamination assessment
2. Soil Contamination Characterisation Management Plan
3. Asbestos Removal Control Plan
4. Safe Work Method Statement asbestos removal
5. A draft community title management statement
6. Geolyse **Drawing TP04**



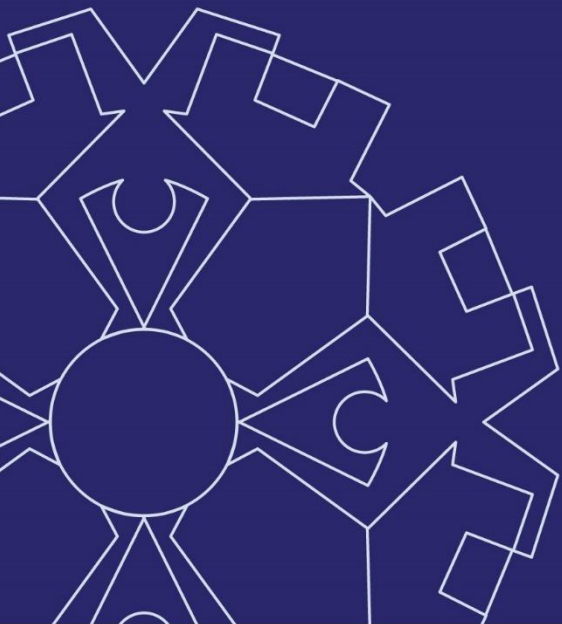


GEOLYSE

**SOIL CONTAMINATION AND
CHARACTERISATION MANAGEMENT PLAN
PROPOSED SOLAR ENERGY SYSTEM AND INDUSTRIAL SUBDIVISION**

**PREPARED FOR
IRONBARK ENERGY PTY LTD**

DECEMBER 2015



• Civil, Environmental & Structural Engineering • Surveying • Environmental • Planning • Architecture

SOIL CONTAMINATION CHARACTERISATION AND MANAGEMENT PLAN

**PROPOSED SOLAR ENERGY SYSTEM AND
INDUSTRIAL SUBDIVISION**

PREPARED FOR:

IRONBARK ENERGY PTY LTD

DECEMBER 2015



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Report Title:	<i>Soil Contamination Characterisation and Management Plan</i>
Project:	<i>Proposed Solar Energy System and Industrial Subdivision</i>
Client:	<i>Ironbark Energy Pty Ltd</i>
Report Ref.:	<i>214358_REP_003B.docx</i>
Status:	<i>Final</i>
Issued:	<i>17 December 2015</i>

Geolyse Pty Ltd and the authors responsible for the preparation and compilation of this report declare that we do not have, nor expect to have a beneficial interest in the study area of this project and will not benefit from any of the recommendations outlined in this report.

The preparation of this report has been in accordance with the project brief provided by the client and has relied upon the information, data and results provided or collected from the sources and under the conditions outlined in the report.

All information contained within this report are/is prepared for the exclusive use of Ironbark Energy Pty Ltd to accompany this report for the land described herein and are not to be used for any other purpose or by any other person or entity. No reliance should be placed on the information contained in this report for any purposes apart from those stated therein.

Geolyse Pty Ltd accepts no responsibility for any loss, damage suffered or inconveniences arising from, any person or entity using the plans or information in this study for purposes other than those stated above.

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Introduction

1.1 BACKGROUND

This Soil Contamination Characterisation and Management Plan (SCCMP) has been prepared by Geolyse Pty Ltd (Geolyse) to document the proposed methodology for characterising and managing existing soil contamination at the site located on the corner of Quia and Blackjack Roads, Gunnedah NSW. It is noted that the site as described in this SCCMP includes the portion of land subject to Development Application (DA) 2015/062, as well as the former abattoir facility intended to be subject to a future DA.

1.2 OBJECTIVES

The objectives of this SCCMP are as follows:

- To outline the remaining soil assessment works required to establish the extent of previously identified soil contamination;
- To provide a procedure for the management of known impacted soil materials and unknown impacts that may be encountered during the proposed construction works; and
- To describe the soil validation approach to be adopted.

1.3 SOIL CONTAMINATION STATUS

Previous environmental investigations assessing potential soil contamination have been undertaken at the site as follows:

- New Environment, 2006, Preliminary Assessment of Potential Off-Site Asbestos Migration, Former Gunnedah Abattoir Site, 131 Quia Road, Gunnedah, NSW, 2380
- Environ, 2007, Preliminary contamination assessment, Gunnedah abattoir, corner of Quia Road and Black Jack Road, NSW for North West Projects (NSW) Pty Ltd, Environ, Maitland

Specific findings relating to soil contamination documented in these investigations are summarised below:

- Chrysotile and amosite asbestos bundles were identified at sampling locations 17 (east of north eastern corner of buildings, adjacent to Quia Road), 41 (north eastern corner of Site, adjacent to Quia Road), 50 (north eastern portion of Site) and 127 (offsite location to north west of abattoir buildings area) (New Environment, 2006);
- Air monitoring was undertaken at 12 locations across the Site. Asbestos was not detected above the laboratory detection limit (<0.01 fibres/mL) at any location (New Environment, 2006);
- Abattoir related operations have extended across the majority of the site through cattle holding areas, settling dams and the dump. Abattoir operations may have included a number of potentially contaminating activities associated with animal waste disposal, pest management, animal hide treatment, ash generation from the boiler and petroleum storage (Environ, 2007);
- Low level OCPs were detected at two locations (former Skin Sheds & fill near former transformer) at concentrations well below the respective protection of human health based criteria for industrial / commercial use. It is considered unlikely that widespread gross OCP or other pesticide related contamination is present at the Site (Environ, 2007);
- Odorous and stained soils were encountered from the surface to 3 m depth in test pit TP15 which was excavated to the north east of the Boiler Room (possible former AST location) and south of the former Store. It was considered that the material did not meet aesthetic criteria and further remediation works may be required (Environ, 2007);

- Ash from the onsite boiler may contain PAHs at significantly varying concentrations, which are most likely below applicable criteria for commercial/industrial use (Environ, 2007);
- Total Coliforms were detected in a near surface sample and deeper sample (2.7 m) collected from the south western most former settling pond. The levels of Total Coliforms detected in near surface sample were above the Assessment Criteria and it is considered that Total Coliforms may be present at relatively elevated concentrations in near surface soils within other settling ponds (Environ, 2007);
- The potential for bacterial contamination to be present at concentrations which may provide an impediment to proposed development is low, however areas of the site where this potential is greatest include the vicinity of the former settling ponds, the Dump, the former Save All Plant and the immediate vicinity of the subsurface waste distribution infrastructure (Environ, 2007);

Soil Assessment Summary

2.1 BACKGROUND

Previous soil investigations at the site have included collecting samples from 127 locations across the entire site (and some off-site locations) and analysis for asbestos (New Environment, 2006), and collecting samples from 19 additional locations targeting areas where potential for soil contamination were considered to be greatest.

Analytical results of three (3) soil samples collected from areas of the site not targeted for comprehensive sampling, i.e. areas historically used for pasture and/or cropping, are considered to be generally representative of the entire area, based on the land use being spatially consistent across this area.

Whilst it is recognised that the sampling density is generally not in accordance with the minimum requirements of the Australian Standard AS4482.1-2005, *Guide to the investigation and sampling of sites with potentially contaminated soil*, the broad coverage and targeted locations of the sampling points is considered to have provided a representative indication of potential soil contamination at the site. Accordingly, the objectives of a Stage 2 Detailed Site Investigation (as described in *Managing Land Contamination – Planning Guidelines: SEPP55 – Remediation of Land*) are generally considered to have been achieved, including:

- to define the nature, extent and degree of contamination
- to assess potential risk posed by contaminants to health and the environment
- to obtain sufficient information to develop a remedial action plan (RAP), if required

2.2 SOIL REMEDIATION CRITERIA

The National Environment Protection Council (NEPC) *National Environment Protection Measure 1999, Assessment of Site Contamination* (ASC NEPM, amended 2013) presents health investigation levels (HILs) and health screening levels (HSLs) for a broad range of metals and organic substances.

Based on the current and future land uses for the site, concentrations of contaminants in soil are to be compared against the commercial / industrial 'D' land use HILs and HSLs.

The amended ASC NEPM (NEPC, 2013) also provides HSLs for bonded, friable and other forms of asbestos in soil.

2.3 CHARACTERISATION OF SOIL CONTAMINATION IMPACTS

The majority of soil contamination impacts are considered to have been sufficiently characterised such that they may be managed as described in the following section. Areas where soil impacts have been identified to warrant further investigation are limited to the former Skin Sheds and the former transformer locations where minor OCP impacts were identified (Environ, 2006) but have not been delineated.

At these locations, soil samples are to be collected at 5 and 10 metre intervals to the north, south, east and west of the original sampling locations where OCP impacts were identified. These samples are to be collected at depths corresponding to the original sample (0.05 to 0.1 mBGL). An additional sample is to be collected at the original sampling location at an approximate depth of 0.3 to 0.4 mBGL to delineate potential vertical migration of soil OCP impacts.

All samples will be submitted to a NATA-accredited laboratory and analysed for OCPs. Additional sampling may be considered should analytical results indicate concentrations of OCPs exceeding adopted criteria, and/or OCP concentrations are observed to be increasing laterally or vertically from the original sampling location.

2.4 MANAGEMENT OF SOIL CONTAMINATION

2.4.1 ASBESTOS IN NORTH OF SITE

As the source of identified asbestos impacts in soil is considered to be from rail operations (New Environment, 2006), and air monitoring indicates further asbestos contamination is unlikely to be occurring, management of asbestos impacted soil may be achieved by excavation of surface soil (to 0.2 mbgl in depth) in the area from the northern site boundary, encompassing the vicinity of previous sample locations where asbestos impacts were identified.

Excavation of asbestos impacted surface soil would be conducted in accordance with NSW WorkCover *Code of Practice: How to Safely Remove Asbestos* (2011) Section 7.1 *Removing Asbestos-Contaminated Soil*.

2.4.2 BOILER ROOM

Soil contamination in the vicinity of the boiler room comprised of aesthetically impacted soil is proposed to be managed by excavation and off-site disposal. Contamination impacts are characterised by odorous and stained soils, which are visually apparent. Excavation of impacted soil will continue laterally and vertically until odorous and stained soils are no longer able to be observed.

2.4.3 SETTLING PONDS

Whilst only two (2) of the settling ponds have been characterised for bacterial impacts, it is considered that similar conditions would be encountered at the remainder of the ponds. Management of bacterial impacts associated with the settling ponds is proposed to include sampling and analysis of soil comprising the surrounding bank(s) to verify its suitability as capping material. Once confirmed, a 0.5 m capping layer above the pond sediments (where elevated bacterial impacts have been identified) will be constructed from the bank material.

2.4.4 DUMP AREA

Soil impacts have not been characterised within the dump area, however the area is considered to be aesthetically unsuitable and assessment of potential impacts is not considered to be practicable due to the highly variable nature of waste material, understood to be comprised of ash, tyres, drums, building wastes and animal carcasses. All waste material within this area is proposed to be managed by excavation and off-site disposal.

Excavation of the dump area will continue laterally and vertically until waste materials and potentially impacted soil (characterised by discolouration and/or odour) are no longer able to be observed.

2.4.5 UNDERGROUND INFRASTRUCTURE

Potential contamination associated with existing underground infrastructure is not proposed to be disturbed during construction activities and associated health and/or environmental risk(s) are not considered to be elevated as a result.

2.5 SOIL WASTE CLASSIFICATION

Soil to be disposed off-site will first require to be classified in accordance with the NSW EPA (2014) *Waste Classification Guidelines: Part 1: Classifying Waste*. Soil requiring disposal shall be sampled and analysed to provide a minimum of 1 analysis per 25 m³ of material to be disposed off-site. For visually uniform material, a minimum of 1 sample analysed per 50 m³ of material to be disposed off-site is considered sufficient.

Post remediation

3.1 VALIDATION

Following excavation of soil contamination impacts, soil validation samples will be collected to assess if residual impacts remain. Validation sampling will comprise the following:

- Excavations – soil samples will be collected from excavation walls at a rate of one sample per 5 linear metres where exposed and from the base of the excavation at a rate of one sample per 25 m² (i.e. 5 m x 5 m) of base area. A minimum of two soil samples will be collected from the base of the excavation and one from each wall where possible;
- Infrastructure Lines – one sample will be collected every 5 linear metres for underground lines.

All samples will be submitted to a NATA-accredited laboratory and analysed for contaminants based on the nature of the previously identified contamination impacts

Generally, if an excavation soil validation sample fails the assessment criteria, then further excavation of the soil area and subsequent validation sampling will be completed, if practicable.

Should any excavation wall or base sample be found to contain contaminant concentrations that marginally exceed the assessment criteria (i.e. exceedance of less than 50% of criteria), with the result representing an isolated occurrence with no visual indications to suggest extensive contamination, then statistical methods such as those advised in NSW EPA (1995) *Sampling Design Guidelines*, may be used to determine if the excavation has been adequately validated.

3.2 REINSTATEMENT

Soils imported to the site must be classified as Virgin Excavated Natural Material (VENM), as defined in the NSW POEO Act (1997). Soil must also be validated with reference to:

- background ranges for inorganic compounds (taken from ANZECC/NHMRC Guidelines for the Australian and New Zealand Assessment and Management of Contaminated Sites, 1992); and
- the respective laboratory detection limits for all other compounds

before being used as backfill in validated excavations. Geolyse recommends that the proposed VENM materials be sampled at a density of 1 per 100 m³, with a minimum of 3 samples collected per source site.

All samples will be analysed for the following:

- 11 metals and metalloids (arsenic, cadmium, chromium, copper, lead, mercury, molybdenum, nickel, tin, selenium and zinc);
- TPH/TRH;
- BTEXN;
- PAHs and phenolic compounds;
- Organochlorine pesticides (OCPs); and
- Polychlorinated biphenyls (PCBs).

Dependant on the source history of the VENM material, laboratory analysis of the material may also include asbestos, plus any other analytes that may be specifically required depending on the source of the materials.

3.3 QUALITY ASSURANCE / QUALITY CONTROL

Quality assurance and quality control (QA/QC) required to be applied to the validation sampling includes collection and analysis of field duplicate and triplicate samples.

These shall be collected and analysed at a minimum rate of 1 in 20 or 5% of the primary samples, based on AS4482.1-2005. Each field duplicate sample shall be forwarded to the primary analytical laboratory as a 'blind sample' and analysed for the same analytes as its corresponding primary sample.

One field triplicate sample will also be collected from every twenty samples analysed. The triplicate sample (collected as a second field duplicate), will be sent to a secondary laboratory for inter-laboratory QC testing. Analysis of primary and secondary samples will be conducted at laboratories which are NATA-accredited for the required analyses.

DRAFT COMMUNITY MANAGEMENT STATEMENT

SOLAR ENERGY SYSTEM

**QUIA ROAD
GUNNEDAH**

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Approved Form 28

COMMUNITY LAND DEVELOPMENT ACT 1989

COMMUNITY LAND MANAGEMENT ACT 1989

COMMUNITY MANAGEMENT STATEMENT

WARNING

The terms of this Management Statement are binding on the Community Association, each subsidiary body within the community scheme and each person who is a proprietor, lessee, occupier, or mortgagee in possession of a community development lot, precinct development lot, neighbourhood lot or strata lot within the community scheme.

PART 1 - BY-LAWS FIXING DETAILS OF DEVELOPMENT

These By-Laws relate to the control and preservation of the essence or theme of the Community Scheme and as such may only be amended or revoked by a resolution of the Community Association in accordance with Section 17(2) of the Community Land Management Act 1989.

BY-LAW 1: DESCRIPTION OF THE DEVELOPMENT

- 1.1 The Community Parcel is to contain a 27 megawatt solar energy generating facility. Each Lot will contain a 100 kilowatt array of solar panels.
- 1.2 The electricity generated by solar panels will be transmitted to an electrical sub-station which will subsequently feed the electricity into the adjacent 33 kva electricity transmission line.
- 1.3 Each Lot will contain a solar energy module which will consist of:-
 - (a) Photovoltaic modules and these modules will consist of 330 panels, with each panel generating 300 watts.
 - (b) A micro inverter which will convert the direct current to alternate current.
- 1.4 Each module will be connected by a network of electrical cables to the sub-station.
- 1.5 All of the lots will contain an access track which will be used to access all of the lots for the purpose of allowing maintenance of the modules and any associated electrical cabling.
- 1.6 The electricity generated by the solar panels will be transmitted to the junction box situated within each Lot. From there the electricity will then be transmitted to the sub-station via a network of underground cabling. The electricity will then be sold onto the State's electrical grid network and transmitted from the sub-station.

BY-LAW 2: OPERATIONAL LIFE

- 2.1 It is forecast that the operational life of the solar energy system will be approximately 25 years. Accordingly, after the solar energy system ceases to be operational the Community Scheme, that has been established to support this operation, will become irrelevant. At this time the Community Association will be obligated to take the necessary actions in accordance with the Community Legislation to terminate the Community Scheme so that the land can then be used for other purposes.

PART 2 - RESTRICTED COMMUNITY PROPERTY

These By-laws may only be amended after the expiry of the initial period by a special resolution and with the written consent of each person entitled by the By-law to use the restricted Community Property (see Section 54 Community Land Management Act 1989).

There is no restricted Community Property within this Community Scheme.

PART 3 - MANDATORY MATTERS

BY-LAW 3: OPEN ACCESS WAYS OR PRIVATE ACCESS WAYS

- 3.1 There will be no open access ways within the Community Property.

BY-LAW 4: PERMITTED USES OF AND SPECIAL FACILITIES ON THE COMMUNITY PROPERTY

- 4.1 An electrical sub-station will be situated on the common property. This sub-station will increase the voltage of the solar generated electricity from 22,000 volts to 33,000 volts. The sub-station will be located within a building which will also contain the necessary transformers and associated high voltage switch gear.
- 4.2 Within the Community Property will there be Electrical Infrastructure to transmit the solar generated electricity to sub-station as well the electrical infrastructure needed to transmit the 33,000 volt electricity to the overhead transmission network.

BY-LAW 5: INTERNAL FENCING

- 5.1 A lot owner will not be permitted to erect a fence on any lot boundary or anywhere within the owner's lot.
- 5.2 Any fence which needs to be erected within the Community Parcel will be erected by the Community Association and maintained by the Community Association. It is envisaged that any such fencing will be for security and safety purposes and particularly for the security of the Electrical Infrastructure.

BY-LAW 6: GARBAGE

- 6.1 The Community Association will adopt and implement a waste management plan in order to facilitate the disposal of any waste generated from the site. The waste management plan is to conform with the waste management plan which forms part of the construction environmental management plan which was prepared for the development of the solar energy system.

BY-LAW 7: SERVICES

- 7.1 The following services may be made available to the Community Parcel.
- a) Security;
 - b) Telecommunications;
 - c) Electricity (other than Electrical Infrastructure);
 - d) Water;
 - e) Sewerage;
 - f) Stormwater; and
 - g) Gas

- 7.2 The Community Association will maintain and repair or procure the maintenance and repair of all the service Lines.
- 7.3 Statutory easements will be created (where appropriate) with respect to the Service Lines.
- 7.4 Where any Service is not provided by a statutory authority the Community Association shall be responsible for providing and maintaining such Service.
- 7.5 Where any Service is provided by the Community Association appropriate easements will be created with respect to the Service Lines relating to such Services.
- 7.6 The Community Association is responsible for paying the accounts rendered to the Community Association by any external service provider.

BY-LAW 8: INSURANCE

- 8.1 The Community Association enter into insurance contracts as required by the Community Land Management Act. These insurance contracts are to cover:-
- (a) A replacement and reinstatement building insurance for all of the improvements on the Community Association property.
 - (b) A Workers Compensation.
 - (c) A public liability insurance policy for the amount prescribed by the Management Act.
 - (d) Voluntary Workers Accidents.
- 8.2 The Community Association will enter into insurance contracts to cover all of the Lots for:-
- (a) Building insurance with replacement and reinstatement cover for all of the electrical infrastructure on each lot.
 - (b) Public liability insurance for the amount prescribed by the Management Act.
 - (c) Workers compensation policy.
- These insurance contracts are in accordance with Section 16 of the Insurance Contracts Act.
- 8.3 The notice of an annual general meeting must:
- (a) Include a form of motion to decide whether insurance is affected by the Community Association should be confirmed, varied or extended.
 - (b) Include at least once every five years a motion to obtain a written valuation for all buildings, improvements and electrical infrastructure within the Community Parcel and such valuation should be carried out by a valuer as prescribed by the Management Act.
- 8.4 The valuation obtained in accordance with 8.3 (b) will be the minimum amount of building insurance that the Community Association has over the Community Parcel.
- 8.5 The Community Association must affect new insurances should circumstances change with regard to the Community Parcel and its electrical infrastructure.

- 8.6 A lot owner or a contractor must not do anything to adversely affect insurances affected by the Community Association.

BY-LAW 9: EXECUTIVE COMMITTEE

CONSTITUTION

- 9.1 The Executive Committee of the Community Association must be established in accordance with Division 2 of Part 2 of the Management Act.

CONDUCT

- 9.2 The Executive Committee must conduct itself in accordance with the Management Act.

MEETINGS

- 9.3 Subject to By-Laws 9.8 and 9.9 the Executive Committee may meet to conduct business, adjourn and otherwise regulate its meetings as it thinks fit.

NOTICE OF MEETINGS

- 9.4 The Secretary or the member of the Executive Committee who convenes a meeting must, not less than 24 hours immediately before the Executive Committee holds a meeting, display on the noticeboard.

- (a) The notice of intention to hold the Meeting; and
- (b) The proposed agenda for the meeting.

MEETING AGENDA

- 9.5 The agenda for a meeting must include details of all business to be dealt with at the meeting.
- 9.6 No business may be dealt with at a meeting unless details of that business are set out in the agenda for that meeting.

PLACE OF MEETING

- 9.7 Meetings will be held at a venue which is determined by the majority of the Executive Committee members to be a suitable venue.

MEETING AT REQUEST OF MEMBERS

- 9.8 The Secretary or in the Secretary's absence, any member of the Executive Committee must, at the request of not less than one-third of the members of the Executive Committee, convene a meeting within a period of time specified in the request or, if no time is specified, within fourteen (14) days of the making of the request.

OUT OF MEETING DETERMINATION

- 9.9 Where:-
- (a) By-Law 9.4 has been compiled with in relation to a meeting;

- (b) Each member of the Executive Committee has been served with a copy of a motion for a proposed resolution to be submitted at the meeting; and
- (c) The resolution has been approved in writing by a majority of members of the Executive Committee;

then the resolution will, subject to Section 38(3) of the Management Act, be as valid as if it had been passed at a duly convened meeting of the Executive Committee even though the meeting was not held.

RIGHT OF PROPRIETOR TO ATTEND MEETING

- 9.10 A proprietor of a Lot or, where the proprietor is a corporation, the company nominee of the corporation may attend a meeting but may not address the meeting unless authorised by a resolution of the Executive Committee.

MINUTES OF MEETING

- 9.11 Minutes of meetings must be kept properly and held with the minutes of the General Meetings of the Community Association.

FUNCTIONS OF THE SECRETARY

- 9.12 The functions of the Secretary include:-
- (a) Preparing and distributing minutes of meetings of the Community Association and the Executive Committee;
 - (b) Giving, on behalf of the Community Association and the Executive Committee, notices required to be given under the Management Act;
 - (c) Maintaining the Community Association roll;
 - (d) Supplying certificates in accordance with Clause 2 of Schedule 4 of the Management Act;
 - (e) Answering communications addressed to the Community Association or the Executive Committee;
 - (f) Convening meetings of the Executive Committee and the Community Association other than the first Annual General Meeting;
 - (g) Performing administrative or secretarial functions on behalf of the Community Association;
 - (h) Performing administrative or secretary functions on behalf of the Executive Committee; and
 - (i) Keeping records under Part 3 of Schedule 1 of the Management Act.

FUNCTIONS OF THE TREASURER

- 9.13 The functions of the Treasurer include:-
- (a) The functions set out in Section 36(1) and (2) of the Management Act;
 - (b) Notifying proprietors of Lots of any contributions levied under the Management Act;

- (c) Receiving, acknowledging, banking and accounting for any money paid to the Community Association;
- (d) Preparing any certificate applied for under paragraphs (b), (c), (d), (e) and (f) of Clause 2 of Schedule 4 of the Management Act;
- (e) Keeping prescribed accounting records under Clause 10 of Schedule 1 of the Management Act;
- (f) Preparing financial statements under Clause 11 of Schedule 1 of the Management Act; and
- (g) Notifying proprietors of Lots of any contribution levied under this Management Statement and collecting such contribution.

9.14 The Executive Committee may, from time to time, appoint sub-committees comprising of one or more of its members to:-

- (a) Conduct investigations;
- (b) Perform duties and functions on behalf of the Executive Committee; and
- (c) Report the findings of the Sub-committee to the Executive Committee.

NO REMUNERATION

9.15 Members of the Executive Committee are not entitled to any remuneration for the performance of their functions, but are entitled to reimbursement for reasonable out of pocket expenses incurred by them in the performance of their functions.

PROTECTION OF EXECUTIVE COMMITTEE MEMBERS FROM LIABILITY

9.16 No member of the Executive Committee will be liable for any loss or damage occurring by reason of an act done in his capacity as a member of the Executive Committee except where the loss or damage occurs as a result of fraud or negligence on the part of that member.

DELEGATION OF DUTIES

9.17 In accordance with Section 50 of the Community Land Management Act the Association may delegate the functions of Secretary and Treasurer to a managing agent.

PART 4 - OPTIONAL MATTERS

BY-LAW 10: ASSOCIATION PROPERTY

- 10.1 The proprietor of a Lot must not without the prior consent of the Association interfere with or obstruct the use of Association Property.
- 10.2 The proprietor of a Lot must not do or permit anything that might damage Association Property.
- 10.3 Should it become apparent, the proprietor of a Lot must promptly notify the Association of any damage to or defect in Association Property.

BY-LAW 11: NO INAPPROPRIATE USE

- 11.1 The proprietor of a Lot must not use anything on the Community Parcel for any purpose other than that for which it was intended.

BY-LAW 12: COMMUNITY ASSOCIATION'S RIGHT TO ENTER INTO CONTRACTS – MANAGEMENT AGREEMENT

The Community Association may, contract with persons to:-

- (a) Provide management, operational, maintenance and other services and amenities in connection with Association Property; and
- (b) Provide services or amenities to the proprietors of Lots.

BY-LAW 13: COMMUNITY ASSOCIATION'S RIGHT TO MAINTAIN SERVICES

- 13.1 Subject to Section 60 of the Management Act, the Community Association and persons authorised by it, may enter a Lot at all reasonable times to maintain, repair, alter, add to, increase the capacity of, or renew Private Services.

BY-LAW 14: COMMUNITY ASSOCIATION'S RIGHT TO RECOVER MONEY

The Community Association may recover any money owed to it under these By-Laws as a debt.

BY-LAW 15: REIMBURSEMENT OF COSTS, CHARGES AND EXPENSES

- 15.1 A proprietor of a Lot must pay or reimburse the Community Association on demand for any expenses of the Community Association in connection with the contemplated or actual enforcement or preservation of any rights under these By-Laws in relation to the proprietor.

BY-LAW 16: COMMUNITY ASSOCIATION NOT LIABLE FOR DAMAGES

The Community Association is not liable for damage to or loss of property or injury to any person in or near the Community Parcel due to any cause other than the negligence or fraud of the Community Association or any employee or agent of the Community Association.

BY-LAW 17: RULES

- 17.1 The Community Association may make Rules relating to the control, management, operation, use and enjoyment of the Community Parcel.
- 17.2 The Community Association may at any time add to or change the Rules. An addition or change to a Rule must not be inconsistent with the Management Act, the Development Act or these By-Laws.
- 17.3 Rules bind a proprietor, mortgagee as in possession and lessee of a Lot.

BY-LAW 18: COMPLIANCE WITH REQUIREMENTS OF AUTHORITIES

A proprietor of a Lot must comply on time with all requirements and orders of authorities and all laws in connection with the Lot and the use or occupation of that Lot.

BY-LAW 19: NOTICES TO BE OBSERVED

A proprietor of a Lot must comply with the terms of any notice displayed on Community Property by the Community Association, a Service Provider or other relevant authority.

BY-LAW 20: INSTRUCTING CONTRACTORS

A proprietor of a Lot must not directly or indirectly instruct agents, employees or contractors of the Community Association unless authorised to do so by the Community Association.

BY-LAW 21: COMMUNICATIONS WITH COMMUNITY ASSOCIATION

Any complaint, notice, request or application to the Community Association must be addressed in writing to the Managing Agent or, if a Managing Agent has not been appointed, to the Secretary.

BY-LAW 22: COMMUNICATIONS FROM COMMUNITY ASSOCIATION

Any notice, approval or authorisation by the Community Association under these By-Laws must be in writing.

BY-LAW 23: ACCESS TO LOTS

The Community Association and its authorised persons have unfettered access to all of the Lots for the purpose of operating and maintaining the Electrical Infrastructure within each Lot.

The access to each Lot will be via a network of unsealed tracks suitable for transporting maintenance vehicles. The Community Association will have the responsibility of maintenance of these tracks so that they are always able to be accessed by maintenance vehicles. Due to safety concerns if a proprietor wishes to inspect their Lot it is essential that the proprietor is escorted to the Lot by an authorised person who has the appropriate safety and security clearances.

BY-LAW 24: MAINTENANCE AND OPERATION OF THE SOLAR ENERGY SYSTEM ON THE LOTS

The obligations of the Community Association in relation to the infrastructure on each Lot and the Community Association Property are as follows:-

- (a) Maintain all the Electrical Infrastructure in a good serviceable order and condition.
- (b) Operate the Electrical Infrastructure in the most optimal manner.
- (c) Replace any part of the Electrical Infrastructure which, due to general usage needs to be replaced.

The Community Association may enter into a contract with the appropriate persons to operate and maintain the Electrical Infrastructure.

BY-LAW 25: TRADING ACTIVITIES

The Community Association, for the purposes of exercising and performing its function will carry on a business as a generator of electricity from solar cells and as a vendor of the electricity produced.

The Community Association in carrying out these trading activities:-

- (a) Must pay into its administrative fund income derived from its trading activities.
- (b) Must prepare budgets to estimate how much money it will need to credit to its administrative and its sinking fund to meet expenses associated with the carrying on of the trading activities and must make an estimate as a budget to a general meeting of the Community Association that is to consider the Association's financial circumstances on an annual basis.
- (c) Must impose a levy on each member for contribution to provide any funds required to meet the administrative and sinking fund budgets.
- (d) May distribute any net profit derived from the trading activities in accordance with the Management Act.

BY-LAW 26: USE OF A LOT

The proprietor of a Lot is not permitted to use that Lot for any other purpose than for solar generation of electricity in accordance with Development Consent No: 2015/062.

PART 5 - BY-LAWS REQUIRED BY PUBLIC AUTHORITIES

Not applicable.

PART 6 - DEFINITIONS, INTERPRETATION AND GENERAL

BY-LAW 27: INTERPRETATION

The following words have these meanings in the By-Laws unless the contrary intention appears:-

27.1 **ANNUAL GENERAL MEETING** - means the Annual General Meeting of the Community Association other than the First Annual General Meeting.

ASSOCIATION - means the Community Association.

ASSOCIATION PROPERTY - means the Community Property in the scheme and all things located thereon.

AUTHORISED PERSON - means a person on the Community Parcel with the consent express or implied of the Community Association.

BY-LAW - means a By-Law included in this Management Statement.

COMMUNITY ASSOCIATION - means a corporation that:-

- (a) Is constituted by Section 25 of the Development Act or the registration of the Community Plan; and
- (b) Is established as a Community Association by Section 7 of the Management Act.

COMMUNITY LOT means land that is a Lot in a Community Plan that is not Community Property, a public reserve or a drainage reserve.

COMMUNITY PARCEL - means the land the subject of a Community Scheme.

COMMUNITY PLAN - means the plan of subdivision registered with the Management Statement from time to time added to, modified or amended in accordance with the Community Titles Legislation.

COMMUNITY PROPERTY - means the lot shown in a Community Plan as Community Property.

COMMUNITY SCHEME - means:-

- (a) The subdivision of land by a Community Plan;
- (b) The proposals in any related development contract; and
- (c) The rights conferred, and the obligations implied, by or under the Community Titles Legislation in relation to the Community Association, Community Property and the proprietors and other persons having interests in, or occupying Community Lots.

COMMUNITY TITLES LEGISLATION - means the Development Act, the Management Act and cognate legislation.

COUNCIL - means the Gunnedah Shire Council.

ELECTRICAL INFRASTRUCTURE – means all of the infrastructure, equipment and devices on the Community Parcel which are used for the generation and transmission of electricity including but not limited to photovoltaic solar arrays, solar panels, micro inverters, electrical junction boxes, switch gear, electrical sub-station, the building in which the electrical sub-station is housed, underground and overhead electrical cables and the access road network throughout the Lots.

EXECUTIVE COMMITTEE - means the Executive Committee of the Community Association as constituted or elected from time to time under the Management Act.

FUNCTION - includes a power, authority or duty.

GENERAL MEETING - means an Annual General Meeting or special General Meeting of the Community Association.

LOT - means a Community Lot.

MANAGEMENT ACT - means the Community Land Management Act, 1989 and regulations made under it.

MANAGING AGENT - means an agent appointed under Section 50 of the Management Act.

MANAGEMENT STATEMENT - means the statement registered with the Community Plan from time to time added to, modified or amended in accordance with the Community Titles Legislation.

ORIGINAL PROPRIETOR - has the same meaning as in the Development Act.

PRESCRIBED DIAGRAM - means the diagram relating to the Services Lines with the Community Plan and prescribed in Section 36 of the Development Act.

RULES - means the rules made under By-Law 17.

SECRETARY - means the Secretary of the Community Association.

SERVICE - means a statutory service or private service.

SERVICE LINE - means a pipe, wire, cable, duct, conduit or pole by means of which a service is or is to be provided, the location of which is illustrated in the prescribed diagram.

SERVICE PROVIDER - means, with limitation, Telstra, Telecom Australia, the Council and any authorities or corporations assuming similar functions.

SINKING FUND - means the sinking fund referred to in Section 12, Part 4 of Schedule 1 of the Management Act.

STATUTORY SERVICE - means a service running through or servicing Lots or Association Property provided by a Service Provider.

TREASURER - means the Treasurer of the Community Association.

27.2 In these By-Laws, unless the contrary intention appears:-

(a) A reference to the singular includes the plural and vice versa;

- (b) A reference to a statute includes any variation, amendment, re-enactment or replacement of it;
- (c) The word “person” includes a firm, an association or an authority;
- (d) Reference to a person includes a reference to the person's executors, administrators, successors and assigns;
- (e) A reference to an instrument includes any variation or replacement of it;
- (f) A reference to a day is a reference to the period of time commencing at midnight and ending 24 hours later; and
- (g) Headings are inserted for convenience and do not affect the interpretation of this Management Statement.

27.3 Un-enforceability of a part or provision of these By-Laws does not affect the enforceability of any of the part or provision.

27.4 The Community Association may exercise a right, power or remedy at its discretion, and separately or concurrently with another right, power or remedy. A single or partial exercise of a right, power or remedy by the Community Association does not prevent a further exercise of that or of any other right, power or remedy. Failure by the Community Association to exercise or delay in exercising a right, power or remedy does not prevent its exercise.

27.5 A reference to an authority, institute, association or body or to any officer of them is in the event of that authority, institute, association, body or officer ceasing to exist or being reconstituted, re-named or replaced or of their respective powers or functions being transferred to any other organisation or person deemed to be a reference to the organisation or officer established, constituted or appointed in lieu of or as replacement for or which or who serves substantially the same purposes or subject of that authority, institute, association, body or officer.

SIGNATURES, CONSENTS AND APPROVALS

Executed by Ironbark Energy Pty Limited in)
Accordance with Section 127 of the)
Corporations Act 2001)

Signature of Director

Signature of Secretary

Name of Director
(BLOCK LETTERS)

Name of Secretary
(BLOCK LETTERS)

CERTIFICATE OF APPROVAL

It is certified:-

- (a) That the consent authority has approved of the development described in Development Application No. 2015/062; and
- (b) That the terms and conditions of this Management Statement are not inconsistent with that development as approved.

Date: _____

Signature on behalf of Gunnedah Shire Council: _____

SAFE WORK METHOD STATEMENT ASBESTOS REMOVAL & METAL ROOFING WORKS

Project:	Old Gunnedah abattoir	Project No:	NDC 256
Project Address	Cnr Quia Road and Black Jack Road, Gunnedah	Leading hand:	
Project Manager:	Mick Bunting	SWMS No:	NC 256

Description of task/ activity to be undertaken:

Removal of asbestos roofing/wall cladding materials. Safe installation of roofing materials including roof sheets, flashings, cappings, guttering, and wall cladding materials, removal of in ground asbestos irrigation pipes as per scope of works

	Prepared Date: 14/12/15	Revision 1	
Prepared by:	N Cole		
Signed:			
Position:	Senior Estimator		
Reviewed by:			
Signed:			
Position:			
Amendments:			

Control categories considered (in order of priority)

- | | | |
|-------------------------|-----------------------|----------------------------------|
| 1 Elimination | 2 Substitution | 3 Isolation (Engineering) |
| 4 Administration | 5 Use of PPE | |

Applicable Legislation, Regulations, Codes of Practice, etc:
WHS Act 2011, WHS Regulations 2011
Codes of Practice: How to manage the risk of falls in the workplace Managing electrical risks in the workplace Hazardous manual tasks WHS Consultation, cooperation, coordination First Aid in the Workplace Managing the risk of plant in the workplace How to safely remove asbestos (2012) Management & Control of Asbestos in the Workplace (2012)
AS1891.4: 2009 Industrial fall-arrest systems and devices- Selection, use & maintenance
AS1576.H1:1995 Scaffolding General Requirements
AS1891.1:2007 Industrial fall-arrest systems and devices – Harnesses & ancillary equipment
AS2550.1:2002 Cranes, hoists & winches Part 1: General requirements
AS2550.10: Cranes, hoists, winches – Safe Use – Mobile elevating work platforms
AS4994.2 : 2009- Temporary Edge Protection- Installation & dismantling
AS/NZS 1892.5:2000- Portable ladders- Selection, safe use & care

Personnel Qualifications required for the task:

Task	Relevant Qualification
Construction tasks	WHS Construction Industry Induction
Working at heights	Heights Safety Operator
Use of power tools	Competent persons
Scissor lift/ EWP operation <11m	SL/ BL licence
Asbestos removal	Bonded Asbestos Removal Certificate
Asbestos Removal Supervisor	Bonded Asbestos Removal Supervisor Certificate

High Risk Work Involved

Risk of Falls greater than 2 metres
Work in Area with moving plant
Likely to involve disturbing asbestos
Work in a contaminated area
Work in an area with movement of powered mobile plant

Training Requirements:

WHS Construction Industry Induction Training
Site Safety Induction
Company Safe Management System Induction
Scissor Lift/ EWP operator training
Competency training in use of electrical equipment
Height Safety Operator Training

Plant and equipment involved in the task:

Type	Activity
Harnesses, lanyards, static lines, anchors	Fall protection
Electrical tools	General construction tasks
Scaffolding towers	Roof access
Scissor lift/Boom lift	Roof and wall access

Inspection checks to be carried out:

Harness and lanyard inspection by competent person 6 monthly
Electrical Equipment inspection, testing and tagging monthly
Scissor lift/Boom lift log books to be completed daily. Scheduled inspections and services

Hazardous materials involved in the task:

Type	Application
Silicone	Sealing metal joins
Fibreglass	Insulation

Personal Protective Equipment to be used for the task:

Mandatory	When required
UV protective clothing, Sunscreen	Gloves
Steel capped/ rubber soled footwear	Ear Muffs
P2 Masks, disposable coveralls	Eye protection
	Harness, lanyard and temporary anchor points
	Hard Hats

Associated SWMS:

Crane operators SWMS, Installation of static lines, Installation of Safety Rail

RISK ASSESSMENT REGISTER – Asbestos Removal & Metal Roofing

Date _____

Job Task	Hazard	Risks	Control Measures
Site preparation	- Unauthorised access - Moving of vehicles. - Unloading of vehicles. - Manual handling. - Establishing site shed	- Injuries to persons - Contact with vehicles and /or persons. Damage to property - Strains, cuts, abrasions - Connection of electricity- electrocution	-Obtain all necessary work permits from Client -All personnel to be site inducted prior to start - Create exclusion zones using temporary fence barriers and/or warning tape to prevent unauthorized access to site, - Warning signage, including Asbestos Removal , Workmen Above to be displayed at entrance to work site. -All personnel to wear PPE including high visibility vests, hard hats, steel capped footwear when working at ground level. - Senior first aid person & first aid kit to be available on site at all times. - Use licensed electrician to connect power to site shed, isolation and/or disconnection of power.
Accessing roof - Use of scissor lifts and/or Boom lifts (EWPs) and/or Scaffolding	- Incorrect operation, malfunctions, overloading, toppling - Working at heights	- Falls from heights - Injuries to personnel - Damages to property	-Use only by BL/SL licenced operators. -Ground conditions, site obstacles and services to be identified prior to use. -Scheduled servicing, pre start inspections, log book entries to be completed prior to use -All EWP personnel to wear harnesses attached to anchor points within EWP basket -Scaffolding towers to be built by licenced scaffolder
Installation of edge protection	-Working at heights -Machinery operation	-Falls from heights -Fall of materials from heights -Injuries to personnel -Damages to property	-Protective railings will be installed along the perimeter of roof to prevent falls from edge -Installation by Edge Safe personnel to AS 4994.2 (See assoc SWMS) -Create exclusion zones around work area -Personnel will access work area by EWP/scissor lift. -Railings will be clamped and/or fixed to walls below roof

Job Task	Hazard	Risks	Control Measures
Installation of static lines	- Working at heights -Manual handling	- Fall from heights - Fall of materials -Hand injuries from handling steel cables	-Install static lines on upper asbestos roof frame -Static lines to be installed to AS 1891.2 specifications, by competent persons -All roofing personnel to be Height Safety Operators -Create exclusion zones at ground level, using barriers, warning signage as required -Use harnesses (see note below) attached to temporary anchor points or static lines, at all times - Use gloves as necessary, have first aid kit on site
Asbestos removal process- pre-commencement	- Staff qualifications - Hazardous materials handling	- Injuries to personnel - Environmental contamination	- WorkCover permit required prior to start - Provide air monitoring inside and outside building as specified by hygienist - All asbestos removal staff to be trained and qualified for the tasks they perform - Asbestos removal supervisor to be on site at all times - Roofing personnel using harnesses to be qualified Height Safety Operators - All harnesses and associated equipment to be currently certified and inspected prior to use. - Personnel involved with asbestos removal will wear disposable coveralls, gloves and P2 rated masks - EWP and/or scissor lift will be located inside the building directly under asbestos stripping area, in case a rescue is required
Preparation of roofs - Roof access - Encapsulation process	- Working at heights -Hazardous materials Asbestos fibres	- Persons and/or materials falling from heights -Environmental contamination	-Create exclusion zones beneath work area using barriers and/or signage as required -Plant,equipment, stock below work zone to be covered in plastic prior to start - Personnel will access the roof using scaffold towers -All personnel to be wearing harnesses attached to static lines -All personnel will wear protective coveralls and P2 masks during this process -Asbestos sheets will be sprayed with 30% PVA solution to prevent fibre escape during removal process -Spraying will be done using long hoses attached to electric powered spray units positioned on scaffold towers.

Job Task	Hazard	Risks	Control Measures
Removal of existing roofing materials - Asbestos Removal of soil pipes - asbetsos	- Working at heights	- Falling from heights - Falling through rafters - Overloading structure	- Exclusion zones and warning signage to be used around base of work zone - Roof will be accessed using Scaffolding tower and/or EWPs(see EWP operation). -All personnel to wear coveralls and P2 masks - Personnel wearing harnesses will attach lanyard to static line,walk along screw lines of asbestos sheets until they reach designated area to be stripped. - Personnel will walk up the roof sheets extending lanyard rope as they progress - Asbestos sheets to be unscrewed using battery powered drills or hand tools, lifted by 2 persons and placed in packs not exceeding 500kg, at predetermined load points over steel trusses - Existing wire should not considered safe for fall protection, personnel will not walk on wire mesh during this process - Ground area to be sectioned off. Pipes to be remove as whole as possible. Emu pick to remove any visible pieces.
Crane operation See associated SWMS Operation of crane (Supplied by crane operator)	- Improper use, collapse, malfunctions	- Contact with personnel - Damage to property	- Use only licenced operators - Location of crane to be determined by operator and approved by Client prior to start - Location of services and other site hazards to be identified prior to start. Crane will maintain specified minimum clearance from services - Lifting gear to be currently certified, and inspected by competent person prior to use
Removal of asbestos packs by crane	- Packing and transporting asbestos materials	-Environmental contamination -Injuries to personnel	- Packs of asbestos will be slung by qualified dogman. -Dogman must have completed asbestos awareness training - Dogman will wear harness attached by lanyard to static line while working operating on roof - Packs of asbestos will be lifted by crane and lowered into plastic lined bins (double thickness 200um plastic). - Asbestos is to be thoroughly wetted using a fine mist spray during this process to prevent fibre escape.



Job Task	Hazard	Risks	Control Measures
Removal of asbestos packs by crane continued			- Filled bins to be securely taped down to prevent escape of asbestos fibres. - Bins to be transported by DECC licenced operators to DECC approved tipping site - Receipts for tipping to be made available to client on request
Removal of Wire Mesh and box gutters	- Working at heights -Machinery operation	- Falling from heights - Falling through rafters	-Obtain hot works permit from client if required - Box gutters will be removed prior to removal of safety wire. Box gutters to be cut with angle grinders - Personnel in harnesses and attached to static lines will lift sections of box gutter and place on roof frame over safety wire. Crane will lift gutter sections and lower to ground -Persons wearing harnesses, attached to static lines and/or temporary anchors, to work from roof scaffold platform, or EWP's when removing mesh. -Machinery operators to be appropriately licenced

Job Task	Hazard	Risks	Control Measures
Cleaning of purlins prior to reinstatement	- Hazardous materials -Working at heights	-Contamination of personnel -Environmental contamination -Falling from heights	-All cleaning personnel to wear disposable coveralls and P2 masks -Personnel to work from roofing scaffold platform, and/or EWP platforms -Personnel may be required to wear harnesses - Tops of purlins to be Vacuumed prior to reinstatement of roof materials - Hygienist to inspect framework and provide clearance prior to commencement of re roofing work
Loading of materials onto roof Installation of roofing materials	- Working at heights - Use of crane	- Falling from heights - Fall through battens - Overloading roof - Fall of materials	-Ensure exclusion zones are in place below work zone - Load roof using crane, placing materials in packs at predetermined load points - Dogman to sling loads with certified lifting gear - Materials to be securely strapped if left unattended - Box gutters will be installed first, 2 or more persons to handle long lengths -Box gutters may require welding- hot works permit to be obtained . -Installers to work from plywood platforms positioned over lower roof purlins. Installers will wear harnesses attached to static lines -Safety wire to be installed using EWPs to access either end of roof. Wire roll to be placed in one machine and drawn across roof using endless rope technique. Installation of wire to comply with C.O.P. -Installation of first roof sheet by roofers using roof scaffold work platform, or EWP for access -Installation of subsequent sheets by roofers using previously laid sheet as work platform. -Flashings to be installed whilst edge protection is in place

Job Task	Hazard	Risks	Control Measures
Installation of roofing materials -General tasks	-Use of machinery -Working at heights	-Mechanical failure, injuries to persons, damage to property -Falling from heights	-Use only by BL/SL/WP licenced operators. -Ground conditions and site obstacles and services to be identified prior to use. -Scheduled servicing, pre start inspections, log book entries to be completed prior to use -All Boom Lift personnel to wear harnesses attached to anchor points within Boom lift basket
	- Use of power tools	- Malfunctions , flying debris causing injuries - Noise- hearing damage	- Ensure all guards are in place - Operators competent in use - Use of PPE – Safety glasses, hearing protection as required
		- Electrocutation	- Use battery operated tools preferably - All power tools to be tested and tagged monthly. - Use RCDs at power source at all times -Leads shall be heavy duty, and plugged into nearest possible power source -Use caution when positioning leads over metal roof, protect leads against sharp edges
	- Hazardous substances: Silicon/Fibreglass	- Inhalation of fumes/fibres - Skin contamination	- Wear gloves, coveralls, face masks if affected or in confined space - Keep MSDS on site - Store silicon away from direct sunlight
	- Working with metal products	- Cuts, lacerations	- Use of PPE – gloves as required - Have senior first aid personnel in each crew on site at all times - Keep first aid kit on site
	- Inclement weather - Working in hot environment	- Windy conditions - Wet conditions- slips, falls - Hot conditions – Heat exhaustion, fatigue, dehydration, UV radiation	- Limited or no work in adverse conditions -Work will stop if wind speed exceeds 25kph, or if wind gusts exceed 40kph -Work will not proceed if there is greater than 80% chance of rain - Use of PPE – Hats, sunglasses, UV protection (sunscreen) as required -Have adequate supply of water/electrolytes on site -First aid persons to be on site at all times

Job Task	Hazard	Risks	Control Measures
Removal of wall sheets	-Working at heights -Operation of machinery -Hazardous materials	-Falling from heights -Mechanical failure, injuries to personnel, damages to property -Contamination of personnel and environment	-Asbestos wall sheeting will be removed using EWPs and/or scissor lifts for access. Boom lift personnel to wear harnesses attached to basket anchor points -Create exclusion zones around work zone. -Provide air monitoring as required by hygienist. -All personnel will be Asbestos Removal qualified, and wear coveralls and P2 masks -Asbestos sheets will be removed using hand tools and battery operated tools -Sheets will be lowered to the ground as they become available, and wrapped in 200um black plastic, to be placed in asbestos bins -Wall frame to be vacuumed and wet wiped. - Hygienist to provide clearance prior to reinstatement
Installation of wall sheets	-Working at heights -Operation of machinery	-Fall from heights -Fall of materials -Mechanical failure, injuries to personnel, damages to property	-Wall sheeting to be installed using EWPs/Scissor lift for access. Boom lift personnel to wear harnesses attached to basket anchor points -Create exclusion zones around work zone -Materials to be installed using hand tools and battery operated tools as required -Materials to be passed from ground to EWPs by hand as required
Cleaning and reinstatement of factory interior	- Hazardous materials - Manual Handling	- Contamination of environment - Injuries to personnel	- Plastic coverings to be removed using EWP/Scissor lifts for access - Surfaces to be vacuumed/wet wiped to remove asbestos fibres - Personnel to leave contaminated work zone via decontamination zones. Coveralls and disposable masks to be bagged and treated as contaminated waste. - Plastics, to be treated as contaminated waste and disposed of with asbestos materials - Hygienist to provide clearance certificate prior to hand over to Client

Job Task	Hazard	Risks	Control Measures
Housekeeping	- Loose materials -Hazardous materials	- Injuries to persons, cuts abrasions, trip hazards - Materials falling -Environmental contamination	- Materials or rubbish to be stored neatly on ground level and secured if left unattended. - Materials on roof to be securely strapped to roof frame if left unattended -All asbestos contaminated materials to be wrapped in 200um plastic sheeting or bagged in labeled Asbestos Waste bags and kept in sealed transportable bins, or tip truck -Transport waste to DECC approved site -Tipping receipts to be made available to client
General Construction Tasks	- Construction Site Hazards		- All personnel to be industry, site and job task inducted - All personnel to abide by site safety rules, P&D Bamford SWMS, & Safety Plan. - All personnel to be trained and qualified for the tasks they perform
	Hazards arising during course of construction		- Leading hand will assess site safety conditions daily and as job progresses. - Work will only commence/continue if conditions are considered safe. - If hazards and /or risks arise during the course of construction, work will cease, changes must be reported to the Site Manager and Lidoran Site Supervisor, and a risk assessment completed prior to recommencement of works



P & D BAMFORD ENTERPRISES PTY LTD
ACN 057 927 009 ABN 16 057 927 009 Asbestos Licence No 210641
13 Egerton St, Silverwater NSW 2128 PO Box 6925, Silverwater NSW 2128
Ph: 02 9648-6991 Fax: 02 9648-4864

Job Task	Hazard	Risks	Control Measures
Amendments			



Work Method Statement Sign Off Sheet

Project: Old Gunnedah abattoir	Work Method Statement Number: NDC 256
Principal: Peter Speck	Work Area: roofs
Principal Contractor: P & D Bamford Enterprises Pty Ltd	Initiated by: N Cole Date: 14/12/15
Job Task: Safe removal of asbestos & installation of roofing and/or wall cladding materials as per scope of works	Management Review: Date:
Project Manager: Mick Bunting Leading Hand : <i>(Responsible for safe completion of works)</i>	Date to be reviewed: One month from commencement

JOB SAFETY ANALYSIS SIGN OFF AND ACCEPTANCE OF PROPOSED WORK METHOD AND ASSOCIATED RESPONSIBILITIES						
No.	Surname	First Name	Classification	Employed By	Signature	Date signed
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						

EMERGENCY RESCUE PROCEDURE FOR FALL ARREST

Prior to any person working with safety harness, workers must familiarize themselves with the emergency rescue procedure for fall arrest system.

Vigilance is needed to supervise persons to ensure harnesses and fall arrest devices are used correctly and safely. Prolonged suspension from fall arrest systems can cause orthostatic intolerance or suspension trauma which can quickly lead to death.

Rescue must be carried out very carefully or it can also cause death. Moving a person quickly into a horizontal position - a natural reaction - is likely to cause a large volume of deoxygenated blood to move to the heart if a person has been suspended for an extended period. The heart may be unable to cope with the abrupt increase in blood flow, causing cardiac arrest.

Recommendations

1. People should always look to use alternative methods where use of safety harness can be minimized.
2. If fall arrest devices are to be used, it is essential to ensure that anchorages, arrest devices and harnesses are fit for purpose and correctly attached, fitted and worn.
3. If people have to use a harness then they should never be permitted to work alone.
4. Time in suspension should be limited to less than 5 minutes.
5. Harnesses should be selected for specific applications and must consider compliance, potential arrest injury and suspension trauma.
6. Rope/cable tenders must ensure the harness user is conscious at all times.
7. Tie-off lanyards should be anchored as high and as tight as work permits.
8. All people should be trained that motionless suspension in an upright position possible death for more than 5 minutes can lead to unconsciousness and possible death.
9. Be aware of the signs and symptoms of harness-induced death.
10. If self rescue is not possible, or a rescue cannot be performed promptly, people should be trained to pump their legs frequently to activate the muscles and prevent the risk of venous pooling.
11. Rescue suspended persons as quickly as possible.
12. People are trained that moving rescued workers into a horizontal position too rapidly can also cause death.

Should a worker require rescuing from an arrested fall, the following procedures may need to be implemented:

Where EWP is unavailable:

1. Ensure personal protection is sufficient to rescue someone and the procedures are carried out safely
2. Reach the suspended person by other means such as crane box or scaffold
3. Position the suspended person on to the platform to relieve suspension

Where a EWP is available:

1. A person who is familiar with the emergency controls on the EWP.
2. Reach and position the suspended person on to the platform of EWP/scissor lift safely.
3. Ensure do not over SWL on any EWP during rescue.
4. Contact the site manager and inform him of what has happened.

NOTE: At no time is a worker to place themselves at risk whilst attempting to undertake any of the above procedures

EMERGENCY RESCUE PROCEDURE FOR WORK ON ELEVATED WORK PLATFORMS

Prior to any person working on an elevated work platform, workers must familiarize themselves with the emergency decent controls at ground level on the EWP.

Should a worker require rescuing from an EWP for whatever reason (*i.e. equipment failure, injury / illness of the operator*) the following procedures may need to be implemented:

1. Contact the Emergency Rescue Services on 000
2. A person who is familiar with the emergency ground controls on the EWP and working in close proximity should try to carefully lower the platform (*be advised that the ground controls will override the platform controls*) Ensure that no persons are underneath the platform when using the emergency decent device.
3. Where it is not possible to use the emergency decent device. The following retrieval methods where applicable may need to be considered:
**Use of Tower Crane with man box * Use of Mobile Crane with man box *Use of Boom lift* Use of scissor lift*
4. Contact the supervisor and site manager and inform him of what has happened.

NOTE: At no time is a worker to place themselves at risk whilst attempting to undertake any of the above procedures.

It is important to remember that if a person is suspended in a harness, there is limited time to retrieve the worker before **Suspension trauma** sets in. It is therefore imperative to immediately instigate a rescue following an arrested fall

EMERGENCY AND EVACUATION PROCEDURES

FIRST AID

Senior First Aid personnel on site are:- Mick Bunting, Pha Sourn

First Aid Kit is located at the site office or in company vehicles.

Material Safety Data Sheets (MSDS) are located in site office or company vehicle and are to be used for first aid treatment reference when an incident occurs with a hazardous substance. **Issue Material Safety Data Sheets to ambulance officers.**

If the site office is unattended or the first aider cannot be located follow emergency procedures below :-

EMERGENCY PROCEDURE (Fire, Police, Ambulance)

- Telephone the State Authority required eg. Ambulance, Fire Brigade
Call 000 from landlines Call 112 from mobile phones
- Advise site security personnel if available.
- State the name of the building site _____
- Address of the site _____
- Specific location of the entrance _____
- Site contact number _____

LOCATION OF NEAREST MEDICAL CENTRE 27 Marquis street, Gunnedah

LOCATION OF NEAREST HOSPITAL Marquis street, Gunnedah

EVACUATION PROCEDURES

Evacuation of the work zone may be required in the case of a catastrophic event such as structural collapse, crane collapse, earthquake, explosion, fire. **Lidoran supervisor or leading hand** will direct all workers to proceed without delay to :-

Nominated Evacuation Point :- site office

Alternative Evacuation Point:- front gate

Supervisor to account for all Lidoran staff on site and advise Emergency Services personnel of any missing persons.

LOCATION OF FIRE EXTINGUISHERS

Fire extinguishers are located in company vehicles

Nominated Fire Warden: Jonathan Bunting

If a fire occurs on site, investigate and try to contain the fire. Do not place yourself at risk. If the fire is uncontrollable, notify the site office/security and call the fire brigade. Proceed directly to Nominated or Alternative Evacuation Point

**Do not return to the work zone until instructed by your supervisor.
Do not go home unless instructed by your supervisor.**

Asbestos Removal Control Plan

Contractor Details & Notifications			
A	Licence & Company details	P&D Bamford Enterprises T/A Lidoran Group ABN16 057 927 009 Friable Asbestos Work Licence No. 210641	13 Egerton St, Silverwater, NSW, 2128 Ph (02) 9648 6991 Fax: (02) 9648 4864
B	Notifications	Workcover notification to be obtained prior to start. Copies of AS1 Licence, ARCP, SWMS and employee qualifications to be kept on site at all times Notification of tenants of neighbouring properties, who may be affected by works, to be carried out by controller of premises, prior to start	Workcover notification to be obtained prior to start. Copies of AS1 Licence, ARCP, SWMS and employee qualifications to be kept on site at all times
Identification		Buildings and Structures	
		Friable	Non-Friable
C	Details of the ACM to be removed (eg. the location(s), whether it is friable or non-friable, type, condition and the quantity to be removed). See section 7.2.4		Non Friable asbestos sheeting & debris. Approximately 8,000m2 Non friable asbestos irrigation pipes. Quantity unknown.
Preparation			
D	Consultation See section 7.1		Consultation between P&D Bamford supervisor, Client and Hygienist will be active at all times with regard to the scheduling and works being undertaken

Asbestos Removal Control Plan

E	Assigned responsibilities for the removal	Mick Bunting P&DB Project Manager 0402938138 Pha Sourn P&DB Supervisor 0412 171 245 P&DB First Aid Officer	Project Manager - Ensuring that all procedures are adhered to in accordance with the <i>WHS Code of Practice- How to safely remove asbestos- 2011</i> and that operational targets are being met - Liaise with the client representative and the Hygienist concerning scheduling and works being undertaken P&DB supervisor - Ensuring that the individual team members are complying with all safety procedures as laid out in the <i>WHS Code of Practice- How to safely remove asbestos- 2011</i> - Reporting daily, and as required, to the Project Manager P&DB First Aid Officer
		Phil Bamford P&DB General manager 0418 612 522 Jonathan Williams WHS Manager 0448 773 565	Phil Bamford P&DB General manager -
F	Program of works		Program of works for Non Friable asbestos removal :- Preparation TBA Asbestos removal TBA

Asbestos Removal Control Plan

G	Emergency plans See section 8.2	- Emergency Response Equipment to be used	Detailed within the SWMS are: - Emergency and Evacuation Procedures First aid – Pha Sourn - First Aid Kit - Material Safety Data Sheets - Mobile Phones
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Asbestos Removal Control Plan

		Buildings and Structures	
		Friable	Non-Friable
H	Asbestos removal boundaries, including the type and extent of isolation required and the location of any signs and barriers. See sections 9.1 and 9.2		Buildings will be closed during the works. The enclosure will be inspected by the hygienist prior to works commencing. Asbestos Removal warning signs will be placed outside the immediate removal area & safety bunting tape used to stop unauthorised persons entering the asbestos removal works area.
	Control of electrical and lighting installations. See section 9.3		n/a
	Personal protective equipment (PPE) to be used, including respiratory protective equipment (RPE). See section 9.7		Asbestos operatives will wear the following asbestos PPE whilst undertaking internal works. P2, particulate half face mask, coveralls, safety boots, gloves
	Details of air monitoring program. See section 9.8		Air Monitoring will be undertaken during all asbestos removal works. Hygienist to liaise with the P&DB supervisor prior to the commencement of each removal shift to discuss locations of air monitors The hygienist for air monitoring will be - Phil Clifton & Associates If levels of dust are detected above the guide lines work will stop. The Hygienist will review work methods and implement changes as may be required to ensure readings are within the guide lines

Asbestos Removal Control Plan

	Waste storage and disposal program. See section 9.10		All asbestos removed from building will be placed immediately in a bin or tipper truck wrapped in 200um plastic or double bagged Asbestos waste bag Bag to be goose neck taped. P&DB supervisor to inspect the wrapped bin/truck prior to transporting to a DECC approved tip facility. Bin/truck location to be approved by hygienist. Asbestos waste to be transported directly to Gunnedah waste management depot, 418 Quia Rd, Gunnedah Tipping receipts will be made available to the client
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Asbestos Removal Control Plan

		Buildings and Structures	
		Friable	Non-Friable
Removal			
k	Methods for removing the ACM (wet or dry methods) See section 9.5	.	Asbestos sheets will be accessed using Scaffold or ladders, and sprayed with 30% PVA solution to encapsulate dusts. Asbestos sheets will be removed whole where possible. Pipes will be misted with water. Pieces to be wrapped in plastic or placed in plastic bags and taken to bin. Framework will be vacuumed using HEPA Filtered equipment and sprayed with PVA, waste materials to be disposed of as asbestos waste
l	Asbestos removal equipment (spray equipment, asbestos vacuum cleaners, cutting tools, etc) See section 9.6		200um plastic, knives, Mobile scaffolding, ladders. 18 volt battery screw guns may be used to fix timber to hold plastic and/or unscrew sheets. Spray equipment will be hand operated sprayers . Hygienist to inspect before leaving
m	Details on required enclosures (see sections 10.1, 10.2 and 10.3), including details on their size, shape, structure, etc, smoke testing enclosures (see section 10.2.2) and the location of negative exhaust units (see section 10.1)		N.A Non Friable AC
n	Details on temporary buildings required by the asbestos removalist (eg. decontamination units) (see sections 10.1 and 10.2) including details on water, lighting and power requirements, negative air pressure exhaust units (see section 10.1) and the locations of decontamination units (see sections 10.2.3 and 10.2.4)		Decontamination areas to be established at the boundary of the work Decons will be set up for the purpose of decontamination of personnel , tools etc, prior to exiting the building

Asbestos Removal Control Plan

		Buildings and Structures	
		Friable	Non-Friable
Decontamination			
o	Other control measures to be used to contain asbestos within the asbestos work area.		Consultation with hygienist is required on a daily basis Stock, machinery inside building to be covered with 200um plastic prior to start Mist spray, pva glue and vacuuming. PVA will be required to be sprayed onto building timber structure
p	Detailed procedures for workplace decontamination, the decontamination of tools and equipment, personal decontamination and the decontamination of non-disposable PPE and RPE. See section 9.9		All asbestos operatives are to proceed through the decontamination area at the completion of each asbestos removal stage No tools are to be removed from the 'dirty' works area until the hygienist has conducted a visual inspection & cleared the works area. The same decon area will be used to clean and remove tools at the end of work.

Asbestos Removal Control Plan

Waste Disposal			
q	Methods of disposing of asbestos wastes (see section 9.11), including details on the disposal of; - disposable protective clothing and equipment, and - the structure(s) used to enclose the removal area		All asbestos debris including removed material, contaminated PPE, plastic sheeting, are to be disposed of as asbestos waste & transported to an DECC approved tip facility. Consultation at all times with the hygienist must be carried out when dismantling the asbestos removal enclosure prior to handover area to client. Asbestos waste will be placed in transportable bin or tipper truck Waste will be tipped at Gunnedah waste depot.

Reference to :- WHS Act 2011, WHS Regulations 2011
WHS Code of Practice- How to safely remove asbestos- 2011
How to manage & control asbestos in workplaces 2011

Prepared by: Nigel Cole
Senior Estimator
P & D Bamford Enterprises Pty Ltd T/A Lidoran Group

date: 14/12/15