

Asbestos Assessment Report

February 2010

Prepared For

Auburn City Council

Disclaimer

Information in this report:

- is general information only and was released in 2012 in the public interest
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- was based in part on information sought from and provided by third parties to the EPA and to predecessor agencies, and
- is not advice and should not be viewed as a substitute for independent professional advice

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Department of Environment, Climate Change and Water

Background

The Department of Environment, Climate Change and Water (DECCW) has been made aware of several sites in the Sydney area containing asbestos-associated contamination resulting from former operations of James Hardie Industries and related entities (James Hardie). The sites were used by James Hardie as asbestos disposal sites, and contamination may exist at the sites.

In order to manage the potential contamination legacy of these sites, DECCW has identified, assessed, and proposed recommendations for management of the former asbestos disposal sites. To identify the location of the sites, DECCW issued notices under section 77 of the *Contaminated Land Management Act 1997* (CLM Act) to James Hardie and its associated companies through the Asbestos Injuries Compensation Fund (the Fund), requiring submission of all available information on asbestos waste disposal sites in the Sydney area, including details of materials disposed. Based on the information provided by the Fund, two asbestos disposal sites were identified in Auburn City Council's local government area.

In February 2008 DECCW undertook site inspections of all accessible identified sites. Due to changes in land use since the disposal sites were utilised, only 1 of the 2 identified sites in the Auburn City Council local government area was able to be accessed. The accessible site is:

1. Former RAN Depot: Jamieson St. Silverwater.

Site Details

Former Blaxland Common Landfill and Royal Australian Navy Depot (Site No. 41)



Figure 1 – Approximate location of former asbestos waste disposal site

History

The site is located at Jamieson Street, Sydney Olympic Park, Silverwater, and is part of Blaxland Riverside Park (formerly Blaxland Common Landfill), adjacent to Newington Armory (part of the former RAN Depot).

Information received by James Hardie states that large volumes of cement waste, sludge and dust were disposed of at the site in 1979 and that a 4-8 metre high, 150-200 metre long bank of asbestos fill material was located at the site.

Remediation works were carried out at the site between 1997 and 2000 by Waste Services NSW, under the regulation of the (then) EPA.

Current condition

The greater site features over 100 heritage buildings of various ages and types, set amidst a 52 hectare riverside landscape of undulating hills and woodlands. Much of the site has been redeveloped and includes an amphitheatre, theatre, gallery, café, accommodation, bike pathways, heritage railway and a car park. Part of the site has been sealed with a road and car park. Public access to some parts of the site is restricted and is secured by fencing. A café and public recreational area have been constructed adjacent to the river bank.

The site is currently regulated by DECCW through maintenance of remediation notice no. 28040, issued under the CLM Act. Notice no. 28040 requires the Sydney Olympic Park Authority (SOPA) to manage contamination at the site in accordance with the *SOPA Remediated Lands Management Plan (2009)*.

An assessment of the site conducted by DECCW on 14 February 2008 found that there was no visible evidence of asbestos at the site.



Figure 2 - Current condition of former James Hardie asbestos disposal site - Sydney Olympic Park.



Figure 3 - Current condition of former James Hardie asbestos disposal site - Sydney Olympic Park.



Figure 4 - Current condition of former James Hardie asbestos disposal site - Sydney Olympic Park.

Current Status

DECCW considers that due to the buried nature of the disposed material at the identified site the asbestos, if undisturbed, does not pose a significant risk of harm to human health or the environment. However, to ensure that any potential future risks are minimised, DECCW has prepared recommendations for further action or management of the site.

Recommendations

Sydney Olympic Park Authority

- Asbestos contamination at the site should be managed in accordance with notice no. 28040 issued under the CLM Act.

Auburn City Council

- Council should consider making appropriate notation on the relevant planning certificates (i.e. Section 149 planning certificate) if it has not already done so.

Asbestos Assessment Report
October 2009

Prepared For
Fairfield City Council

Department of Environment, Climate Change and Water

Background

The Department of Environment, Climate Change and Water (DECCW) has been made aware of several sites in the Sydney area containing asbestos-associated contamination resulting from former operations of James Hardie Industries and related entities (James Hardie). The sites were used by James Hardie as asbestos disposal sites, and contamination may exist at the sites.

In order to manage the potential contamination legacy of these sites, DECCW has identified, assessed, and proposed recommendations for management of the former asbestos disposal sites. To identify the location of the sites, DECCW issued notices under section 77 of the *Contaminated Land Management Act 1997* (CLM Act) to James Hardie and its associated companies through the Asbestos Injuries Compensation Fund (the Fund), requiring submission of all available information on asbestos waste disposal sites in the Sydney area, including details of materials disposed. Based on the information provided by the Fund, 2 asbestos disposal sites were identified in the Fairfield City Council's local government area.

In February 2008 DECCW undertook site inspections of all accessible identified sites. The accessible identified sites located in the Fairfield City Council's local government area are:

1. St John's Park Bowling Club: Edensor Road, St Johns Park.
2. Old Clay Pit: Off Elizabeth Drive, near Swan Rd, Edensor Park / Bonnyrigg.

Site Details



Figure 1- Location of James Hardie asbestos sites in Fairfield City Council's LGA

St John's Park Bowling Club (Site No. 45)

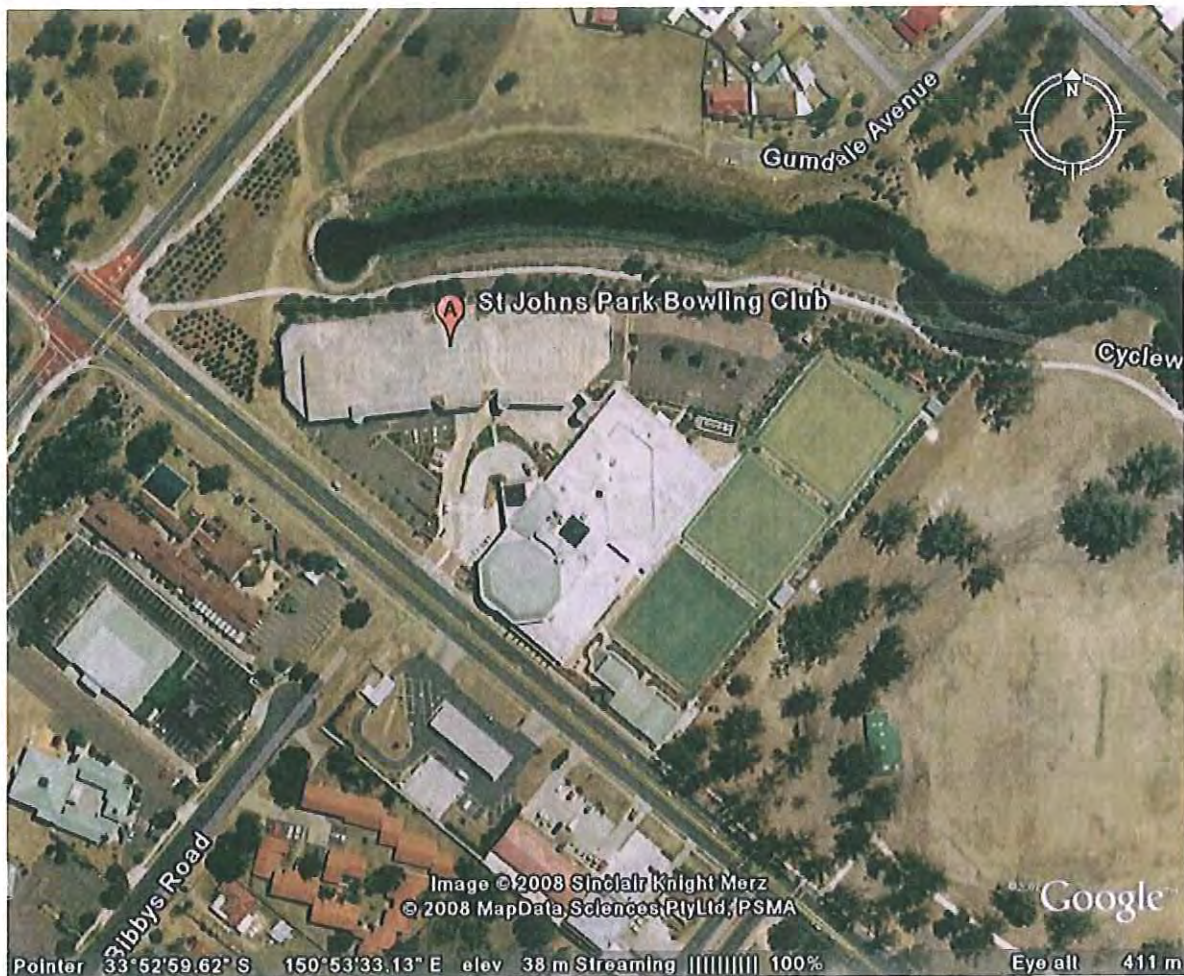


Figure 2 - Location of St Johns Park Bowling Club, Edensor Road St Johns Park (Site 45)

History

The site is located at St John's Park Bowling Club, 93 Edensor Road, St Johns Park. Information received from James Hardie indicates that the site was used to dispose of asbestos material, primarily asbestos sludge, until 1967. In 1977 the site was redeveloped and covered by bowling greens and a multi-storey car park.

Current condition

An assessment of the site conducted by DECCW on 14 February 2008 found no visible evidence of asbestos on the open area of the site. The site is mostly paved or covered with bowling greens.



Figure 3 - Current condition of St Johns Park Bowling Club



Figure 4 - Current condition of St Johns Park Bowling Club



Figure 5 - Current condition of St Johns Park Bowling Club

Recommendation for Council

It is recommended in regards to management of asbestos waste at St Johns Park Bowling Club that:

1. A management plan should be developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation / remediation are developed as suitable for implementation by a site auditor accredited under the CLM Act.
2. Council should consider making appropriate notation on the relevant planning certificates (i.e. Section 149 planning certificate).

Old Clay Pit, Edensor Park (Site No. 46)



Figure 6 - Location of Old Clay Pit, Edensor Park (Site 46)

History

The site is located at Off Elizabeth Drive, Edensor Park. Information received from James Hardie indicates that the site was used as an asbestos disposal site until 1975.

Current condition

The site is currently utilised as a paddock for keeping animals. The site was fenced and appeared to have a good grass cover.

An assessment of the site conducted by DECCW on 14 February 2008 found visible evidence of asbestos, present as broken pieces of bonded asbestos sheet. Information received from James Hardie indicates that the asbestos was previously buried. However,

over time small areas of the site have eroded and some asbestos material has been uncovered.



Figure 7 - Current condition of Old Clay Pit, Edensor Park



Figure 8 – Exposed pieces of broken asbestos bonded sheet at Old Clay Pit, Edensor Park



Figure 9 - Exposed pieces of broken asbestos bonded sheet at Old Clay Pit, Edensor Park



Figure 10 - Current condition of Old Clay Pit, Edensor Park



Figure 11 - Current condition of Old Clay Pit, Edensor Park

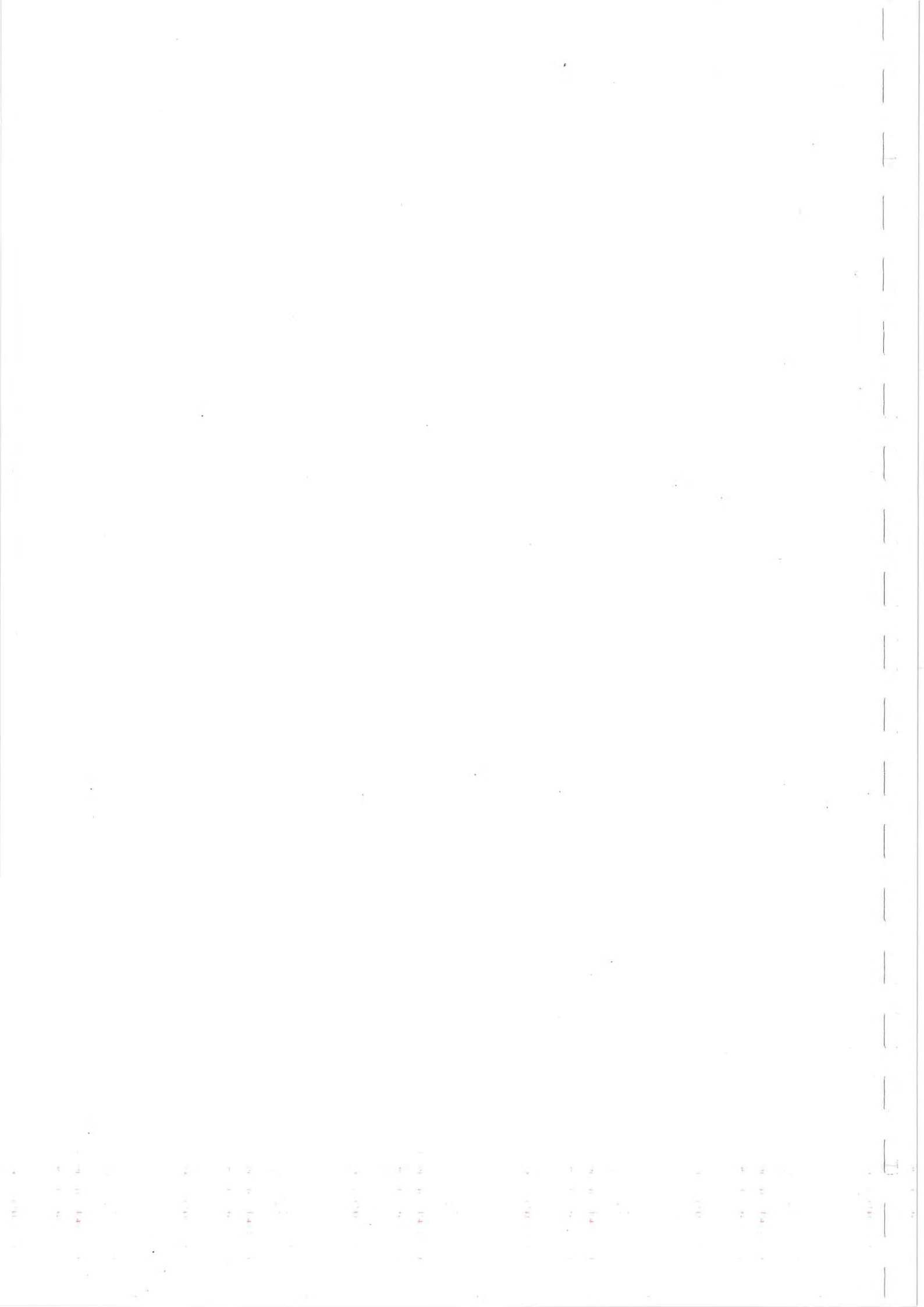


Figure 12 - Current condition of Old Clay Pit, Edensor Park

Recommendation for Council

It is recommended in regards to management of asbestos waste at the Old Clay Pit located at Edensor Park that:

1. Any visible asbestos should be periodically removed in accordance with recognized Occupational Health and Safety practices.
2. A management plan should be developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation / remediation are developed as suitable for implementation by a site auditor accredited under the CLM Act.
3. Council should consider making appropriate notation on the relevant planning certificates (i.e. Section 149 planning certificate).



Asbestos Assessment Report

October 2009

Prepared For
Holroyd City Council

DRAFT

Department of Environment, Climate Change and Water

Background

The Department of Environment, Climate Change and Water (DECCW) has been made aware of several sites in the Sydney area containing asbestos-associated contamination resulting from former operations of James Hardie Industries and related entities (James Hardie). The sites were used by James Hardie as asbestos disposal sites, and contamination may exist at the sites.

In order to manage the potential contamination legacy of these sites, DECCW has identified, assessed, and proposed recommendations for management of the former asbestos disposal sites. To identify the location of the sites, DECCW issued notices under section 77 of the *Contaminated Land Management Act 1997* (CLM Act) to James Hardie and its associated companies through the Asbestos Injuries Compensation Fund (the Fund), requiring submission of all available information on asbestos waste disposal sites in the Sydney area, including details of materials disposed. Based on the information provided by the Fund, five asbestos disposal sites were identified in the Holroyd City Council's local government area.

Using the information provided by the fund, DECCW undertook site inspections of all accessible identified sites. The accessible identified sites located in the Holroyd City Council's local government area are:

1. Holroyd Tip: Hylands Rd, Greystanes (end of Gipps Rd).
2. 79 Betts Road, Smithfield.

Site Details

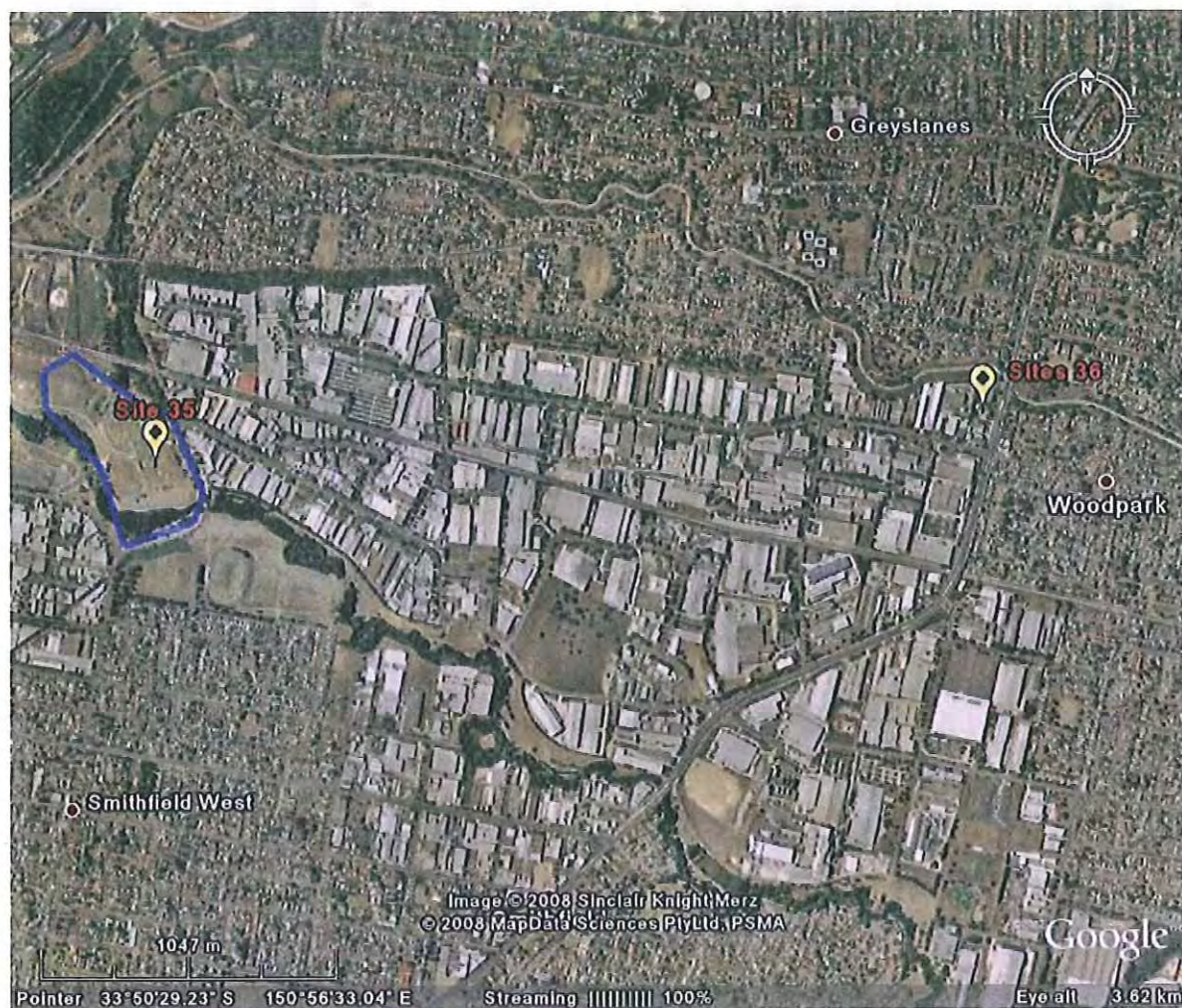


Figure 1 - Location of James Hardie asbestos sites in Holroyd City Council's LGA

Former Holroyd Tip, Hyland Road Park (Site No. 35)



Figure 2 - Location of Former Holroyd Tip, Hyland Road, Greystanes

History

The site is located at Hyland Road Park at Hyland Road, Greystanes (end of Gipps Road). Information received from James Hardie indicates that the site was used to dispose of asbestos material until the mid 1970s. The asbestos material was used as fill during construction of playing fields at the site, with depths of fill varying from 200–600 mm in various areas of the site. Material was deposited primarily in the southern corner of the site (approximate area 50 m x 80 m) and smaller deposits (five areas of approximately 5 m – 10 m diameter).

Current condition

An assessment of the site conducted by DECCW on 14 February 2008 found visible evidence of asbestos, present as broken pieces of bonded asbestos sheet. Information

received from James Hardie indicates that the asbestos was previously buried. However, over time small areas of the site have eroded and some asbestos material has been uncovered.



Figure 3 - Exposed pieces of broken asbestos bonded sheet at Hyland Road Park



Figure 4 - Current condition of Hyland Road Park, Greystanes



Figure 5 - Current condition of Hyland Road Park, Greystanes



Figure 6 - Exposed pieces of broken asbestos bonded sheet at Hyland Road Park

Recommendation for Council

It is recommended in regards to management of asbestos waste at the former Holroyd Tip located at Hyland Road Park that:

1. Any visible asbestos should be periodically removed in accordance with recognized Occupational Health and Safety practices.
2. A management plan should be developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation / remediation are developed as suitable for implementation by a site auditor accredited under the CLM Act.
3. Council should consider making appropriate notation on the relevant planning certificates (i.e. Section 149 planning certificate).

79 Betts Rd, Smithfield (Site No. 36)



Figure 7 - Location of 79 Betts Road, Smithfield

History

The site is located at 79 Betts Road, Smithfield, and is part of a small industrial estate. Information received from James Hardie indicates that the site was used as an asbestos disposal site; however no information regarding the types of material disposed or dates of disposal was available from James Hardie.

One of the factory buildings in the industrial estate was recently destroyed by fire. As asbestos sheeting had been utilised in the construction of the destroyed building, Holroyd City Council issued a Clean Up Notice to the land owner (Allsale Plastic) to remove potentially contaminated debris. The exact date of the fire is unknown.

Current condition

An assessment of the site conducted by DECCW on 14 February 2008 found visible evidence of asbestos, present as broken pieces of bonded asbestos sheet. The majority of the fire-damaged building has been removed.



Figure 8 - Current condition of 79 Betts Road, Smithfield



Figure 9 - Exposed pieces of broken asbestos bonded sheet at 79 Betts Road Smithfield



Figure 10 - Exposed pieces of broken asbestos bonded sheet at 79 Betts Road Smithfield



Figure 11 - Exposed pieces of broken asbestos bonded sheet at 79 Betts Road Smithfield



Figure 12 - Exposed pieces of broken asbestos bonded sheet at 79 Betts Road Smithfield

Recommendation for Council

It is recommended in regards to management of asbestos waste at 79 Betts Road Smithfield that:

1. Any visible asbestos should be periodically removed in accordance with recognized Occupational Health and Safety practices.
2. A management plan should be developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation / remediation are developed as suitable for implementation by a site auditor accredited under the CLM Act.
3. Council should consider making appropriate notation on the relevant planning certificates (i.e. Section 149 planning certificate).
4. Further investigations should be carried out to determine the extent of asbestos contamination at the site, and the results of the investigations should be incorporated in the site management plan.

Sites Unable to be Accessed

Three of the five asbestos disposal sites identified in the Holroyd City Council's local government area were unable to be definitively located and/ or accessed:

1. Adjacent to Smithfield Road near Kenyons Bridge, Smithfield.
2. Former Brick Pit, 7 Canal Road, Merrylands West/ Greystanes.
3. 79 - 91 Cumberland Highway, Smithfield

Recommendation for Council

It is recommended in regards to management of the three sites unable to be accessed that:

1. Council reviews records and assists DECCW in identifying the exact locations of the sites, their current ownership, and current usage to ensure that any potential asbestos exposure is addressed and managed

Asbestos Assessment Report
October 2009

Prepared For
Liverpool City Council

Department of Environment, Climate Change and Water

Background

The Department of Environment, Climate Change and Water (DECCW) has been made aware of several sites in the Sydney area containing asbestos-associated contamination resulting from former operations of James Hardie Industries and related entities (James Hardie). The sites were used by James Hardie as asbestos disposal sites, and contamination may exist at the sites.

In order to manage the potential contamination legacy of these sites, DECCW has identified, assessed, and proposed recommendations for management of the former asbestos disposal sites. To identify the location of the sites, DECCW issued notices under section 77 of the *Contaminated Land Management Act 1997* (CLM Act) to James Hardie and its associated companies through the Asbestos Injuries Compensation Fund (the Fund), requiring submission of all available information on asbestos waste disposal sites in the Sydney area, including details of materials disposed. Based on the information provided by the Fund, 1 asbestos disposal site was identified in the Liverpool City Council's local government area.

In February 2008 DECCW undertook site inspections of all accessible identified sites. The accessible identified site located in the Liverpool City Council's local government area is:

1. New Brighton Golf Course: 180 Nuwarra Rd, Moorebank

Site Details

New Brighton Golf Course (Site No. 38)



Figure 1 - Location of New Brighton Golf Course

History

The site is located at New Brighton Golf Course, 180-184 Nuwarra Rd, Moorebank. Information received from James Hardie indicates that the site was used to dispose of asbestos material in 1975.

Current condition

The site is currently used as a golf course, which appears to be well covered with grass and landscaping. An assessment of the site conducted by DECCW on 14 February 2008 found no visible evidence of asbestos on the open area of the site. However, redevelopment of/ on the site may disturb asbestos-containing material.



Figure 2 - Current condition of New Brighton Golf Course



Figure 3 - Current condition of New Brighton Golf Course



Figure 4 - Current condition of New Brighton Golf Course

Recommendation for Council

It is recommended in regards to management of asbestos waste at New Brighton Golf Course located at Nuwarra Rd, Moorebank that:

1. A management plan should be developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation / remediation are developed as suitable for implementation by a site auditor accredited under the CLM Act.
2. Council should consider making appropriate notation on the relevant planning certificates (i.e. Section 149 planning certificate).

**Asbestos Assessment Report
September 2009**

Prepared For
Parramatta City Council

Department of Environment, Climate Change and Water

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1. Executive Summary

In recent years the Department of Environment and Climate Change (DECC) has had to respond to concerns about asbestos waste uncovered from former James Hardie disposal sites in suburban Sydney. To ensure the protection of human health and the environment, DECC has taken a proactive approach to develop a strategy to identify, assess and manage the legacy of these sites.

In 2007 DECC issued notices under section 77 of the *Contaminated Land Management Act 1997* (CLM Act) to James Hardie associated companies requiring all available information on waste disposal practices, disposal sites and details of materials disposed. Based on the information provided by James Hardie entities, 29 sites have been identified in the Parramatta City Council's local government area.

The DECC has assessed the status of asbestos contamination at the identified sites. Of the 29 sites that were identified in the Parramatta City Council's local government area, 16 could be located. Of those 16 sites, 11 were found to have visible evidence of asbestos in the open area of the site and 5 sites had no visible evidence of asbestos.

DECC is of the view that due to the buried nature of the disposed material and the inaccessible locations of some of the sites, if undisturbed, the asbestos does not pose a significant risk of harm to human health or the environment¹. However, to ensure that any potential future risks are minimised, DECC has prepared recommendations for further action or management by Council for each site. A summary of recommendations include:

- Where possible, the visible asbestos is removed following recognised Occupational Health and Safety practices.
- A management plan is developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act (this may include clean fill to be placed across affected areas and re-grassing of the site).
- Council considers making appropriate notation on the relevant planning certificates (i.e. Section 149 planning certificate).

¹ enHealth (2005) Management of asbestos in the non-occupational environment. Department of Health and Aging, Australian Government.

Overview of James Hardie asbestos sites in Parramatta City Council's local government area



2. Introduction

James Hardie was Australia's largest manufacturer of asbestos containing products throughout the 20th century including asbestos containing insulation products, asbestos cement sheet "fibro", pipes and friction materials, particularly brake and clutch linings.

Over time the DECC has had to respond to reports of asbestos waste uncovered from former James Hardie waste disposal sites, mainly in the Parramatta City Council area. To ensure the future protection of public health and the environment DECC took a proactive approach to identify, assess and manage the legacy of these sites.

In 2007 the DECC issued notices under section 77 of the *Contaminated Land Management Act 1997* (CLM Act) to James Hardie associated companies requiring all available information on waste disposal sites and details of materials disposed. Based on the information provided by James Hardie entities, 47 disposal sites were identified.

The majority (29) of the sites are within the Parramatta Local Government Area, but there are also sites within the Holroyd (5), Homebush (3), Auburn (3), Fairfield (2), Blacktown (2), Baulkham Hills (1), Liverpool (1) and Wingecarribee (1) Local Government Areas.

This report is a summary of the site inspections undertaken by DECC staff of the sites that could be located in the Parramatta Local Government Area. Based on the results of the inspections a range of recommendations have been provided for Council's consideration.

3. Methodology

In response to the information provided by James Hardie entities, DECC undertook a desktop review of all 47 sites identified. The sites were then grouped into Local Government Areas.

In December 2007 DECC staff undertook site inspections of all 47 sites. The site inspections consisted of a visual assessment of the presence of asbestos contamination of the open spaces of the site, the condition of asbestos contamination and the noting of any activities that may disturb the asbestos material. Relevant information about the site and site photographs were recorded on field sheets.

The results of the site inspections provide a preliminary assessment of the condition of the site and the visual presence/absence of asbestos containing material. The findings from the site assessments should not be considered as a detailed study, as they did not include soil sampling or intrusive investigative works.

4. Results of Site Assessments

The review of information provided by James Hardie entities revealed 29 sites in the Parramatta Local Government Area. Of the 29 sites in Parramatta LGA, 19 sites were located and inspected. Of those 19 sites 3 were found to be managed by other State Agencies, therefore this report provides the assessments of the remaining 16 sites not managed by other authorities.

A summary of the 16 sites identified by James Hardie entities in the Parramatta Local Government Area are:

- Site 4 and 4 b Embankment along stormwater canal, Parramatta
- Site 5 Embankment along stormwater canal
- Site 6 A'Beckett St, Granville
- Site 7 Former Campbell's Transport site, Tennyson Street Clyde
- Site 8 Rosehill Bowling Club, Rosehill
- Site 9 Dundas Park, Parramatta
- Site 12 Catt and Goldsmith P/L, Victoria Road Parramatta
- Site 13 Doyle Sports ground, Buller Street Parramatta
- Site 14 Granville Showground, Parramatta
- Site 18 14 Princes Street, Oatlands
- Site 19 PH Jeffrey Reserve, Isabella Street Parramatta
- Site 20 Vic James and Sons Engineering, 23 Crescent Street Granville
- Site 23 Eastern side of Oatlands Golf course, Oatlands
- Site 26 Cumberland Oval, O'Connell Street, Parramatta
- Site 28 Pike Street, Rydalmere
- Site 29 ICAL Ltd, 38 South Street, Rydalmere

4.1. Site 4 and 4b Embankment along stormwater canal, Parramatta

History

The site is located near Hassall and Ruse Streets, Parramatta. Part of the site is occupied by heritage listed Hambledon Cottage. Information received by James Hardie is that the site was used as a landfill site before 1977. Vast quantities of offcuts and sludge were disposed of in a reserve near where a concreted stormwater drain is crossed by a pedestrian bridge. A report prepared by Lucas Consulting Engineers, dated 8 October 1998, confirmed the presence of fill material containing asbestos at depth and that the fill materials were poorly compacted and required stabilization.

Current condition

An assessment of the site conducted by DECC in December 2007 found the presence of small amounts of asbestos mainly in bonded form as broken asbestos sheets. Although the asbestos was initially buried, the cover has eroded over time and exposed the asbestos material.

Recommendation

It is recommended that:

1. The visible asbestos is removed following recognised Occupational Health and Safety practices.
2. A management plan is developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act (this may include clean fill to be placed across affected areas and re-grassing of the site); and
3. Council considers making appropriate notation on the relevant planning certificates (i.e. section 149 Planning Certificate).

**Site 4 – Embankment along stormwater canal – 100 Hassall St Camellia
(Parramatta City Council)**
(Includes Hambledon cottage along Hassall St to James Ruse Dr)



**Site 4b – Embankment along stormwater canal – Ruse Street Reserve
(Parramatta City Council)**



Site 4 – Embankment along stormwater canal, Parramatta



4.2 Site 5 and Site 6 A'Beckett St, Granville

History

The site is located at A'Beckett St, Granville and embankment along stormwater canal. The canal which forms the part of the A'Beckett Creek is owned by Sydney Water, and the land adjacent to the creek where the asbestos material is located is predominantly owned by Parramatta City Council and the Roads and Traffic Authority (RTA). Some of the Council owned land backs onto residential property. Information received from James Hardie notes that cement waste and some sludge were disposed of on this site, and noted that some of the asbestos is exposed and requires covering in clean fill.

Current condition

An assessment of the site conducted by DECC in December 2007 found that the bonded asbestos cement piping and sheeting was buried into the embankment of the stormwater canal. The material is accessible to the public and will require stabilisation or removal. Redevelopment, weathering, erosion, drilling and cutting may further expose asbestos waste.

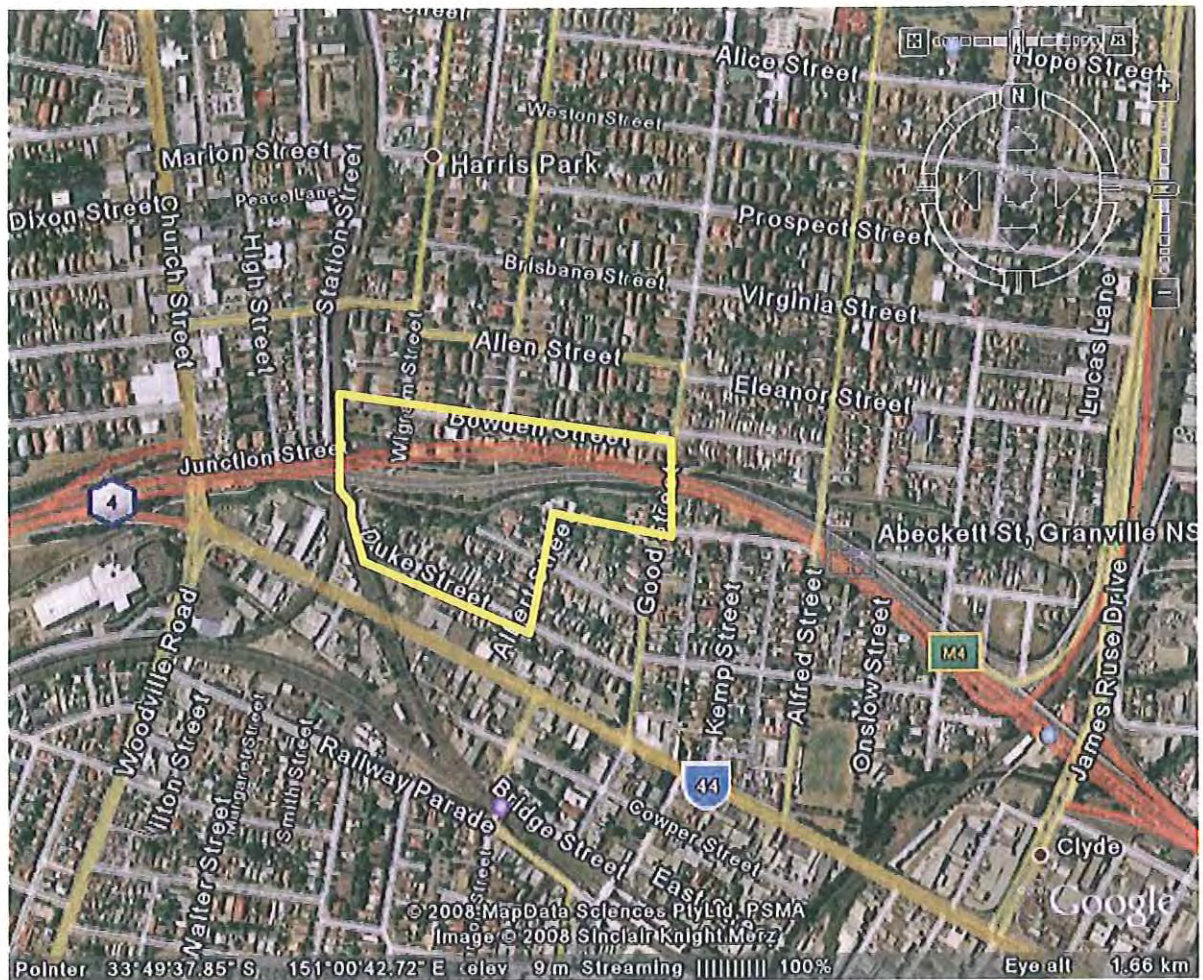
Action taken

DECC has inspected the site in the past and advised Council and local residents that the bonded asbestos cement piping and sheeting is unlikely to pose an immediate threat to human health and the environment unless disturbed. Nevertheless the material is accessible to the public and will require stabilisation and/or removal. DECC has been working with Council to resolve this issue. DECC is of the view that the development of a Remedial Action Plan (RAP) for the whole site by various land owners is required.

Recommendation for Council

It is recommended that:

1. The visible asbestos is removed following recognised Occupational Health and Safety practices;
2. A management plan is developed by an occupational hygienist with recognised experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act (this may include clean fill to be placed across affected areas and re-grassing of the site);
3. If the various land owners cannot cooperate to formulate a Remedial Action Plan to remove or cover/ stabilise the asbestos, then DECC (as the Appropriate Regulatory Authority) will need to consider issuing a clean-up notice requiring a Remedial Action Plan; and
4. Consider making appropriate notation on the relevant planning certificates (i.e. s.149 certificate).



Site 6 - A'beckett Street Granville

Site 6 Embankment along stormwater canal near A'Beckett Street Granville



4.3 Site 7 Former Campbell's Transport site

History

The site is located in Tennyson Street, Clyde, adjacent to A'Beckett Creek. The site is currently used for commercial purposes. Information received by James Hardie states that prior to 1977 the relevant material was disposed of, partly covered in concrete and partly exposed (between Tennyson St and the Ripplin Paints building).

Current condition

An assessment of the site conducted by DECC in December 2007 found that small amounts of bonded asbestos as broken asbestos sheet on the footpath between the industrial premises and Tennyson Street. It appears that although the asbestos material was buried, the cover has eroded over time and exposed the asbestos material.

Large stockpiles of material at Sakrete (corner of Tennyson St and Deniehy St) may contain asbestos. Disturbance of stockpiles at Sakrete, lawn mowing activities, weathering and erosion, may further expose asbestos waste.

Recommendation for Council

It is recommended that:

1. The visible asbestos is removed following recognised Occupational Health and Safety practices;
2. A management plan is developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act (this may include clean fill to be placed across affected areas and re-grassing of the site);
3. Consider making appropriate notation on the relevant planning certificates (i.e. s.149 certificate).
4. Further information is obtained to determine if the stockpiled material at the back of the Sakrete property contains asbestos. This material should then be lawfully removed and disposed.



Site 7 - Tennyson St, Clyde

Site 7 Former Campbell's Transport site, Clyde





4.4 Site 8 Rosehill Bowling Club – Corner of Hassall St and James Ruse Drive, Parramatta

History

The site is located in Hassall St, Rosehill and Noller Parade, an extension of Grand Ave across Ashton. Information received from James Hardie states that the disposal occurred before 1967. The fill beneath the bowling club was covered by the bowling green in 1977.

Current Condition

An assessment of the site conducted by DECC in December 2007 found that small amounts of bonded asbestos as broken asbestos sheet in the grassed area next to the car park and greens. Asbestos cement fill is visible in some areas. It appears that the asbestos material was buried and the cover, which is not maintained, has eroded over time and exposed the asbestos material. Lawn mowing, redevelopment, weathering, erosion, and traffic may result in further exposure of asbestos.

Recommendation for Council

It is recommended that:

1. The visible asbestos is removed following recognised Occupational Health and Safety practices;
2. A management plan is developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act (this may include clean fill to be placed across affected areas and re-grassing of the site); and
3. Council considers making appropriate notation on the relevant planning certificates (i.e. s.149 certificate).



Site 8 Rosehill Bowling Club





4.5 Site 9 Dundas Park

History

The site is located on Quarry Road, Dundas Valley. Information received from James Hardie states that vast quantities of off-cuts and sludge were disposed of in the area when the site was a landfill owned by Parramatta Council. The site is now used as a sports field.

Current Condition

An assessment of the site conducted by DECC in December 2007 found small amounts of bonded asbestos, as broken asbestos sheet, along the embankment adjacent to Quarry Road (opposite Vikings Club and 43 Quarry Rd). It appears that the asbestos material was buried, but the cover has eroded over time and exposed the asbestos material. Lawn mowing, weathering and erosion may result in further expose of asbestos waste.

Recommendation for Council

It is recommended that:

1. The visible asbestos is removed following recognised Occupational Health and Safety practices;
2. A management plan is developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act (this may include clean fill to be placed across affected areas and re-grassing of the site); and
3. Council considers making appropriate notation on the relevant planning certificates (i.e. s.149 certificate).



Site 9 – Dundas Park, Dundas Valley (Parramatta City Council)





4.6 Site 12 Catt & Goldsmith Pty Ltd Victoria Road Parramatta

History

The site is located on Victoria Road and Church Street, Parramatta. Information received from James Hardie states that the disposal of asbestos occurred prior to 1977 and that asbestos cement was visible in fill between the storage shed.

The site is now a commercial area with basement parking and mostly paved surface.

Current condition

An assessment of the site conducted by DECC in December 2007 found no visible evidence of asbestos. The area detailed in the report supplied by James Hardie that claimed "asbestos cement visible in fill between storage shed", could not be located.

Recommendation for Council

It is recommended that:

1. Council considers noting factual information on the sites history – i.e. that associated companies of James Hardie has disposed asbestos on the site on the relevant planning certificates (i.e. s.149 certificate). Consider making appropriate notation on the relevant planning certificates (i.e. s.149 certificate).
2. Should the area be disturbed then asbestos management plans for the site should be developed to ensure that human health is protected.
3. Further information is obtained to determine if asbestos cement visible in fill between storage shed. This material should then be incorporated into the management plan.



4.7 Site 13 Doyle Sports Ground

History

The site is located at Buller Street and Fennell Street, Parramatta. Information received from James Hardie is that the disposal occurred around 1967. The site was a former landfill and is now a sports field.

Current condition

An assessment of the site conducted by DECC in December 2007 found the presence of small amounts of asbestos mainly in bonded form as broken asbestos sheets, located near the garden area at the corner of Isabella and Buller Streets. Although the asbestos material was initially buried, the cover has eroded over time and exposed the asbestos material.

Recommendation for Council

It is recommended that:

1. The visible asbestos is removed following recognised Occupational Health and Safety practises;
2. A management plan is developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act (this may include clean fill to be placed across affected areas and re-grassing of the site); and
3. Council considers making appropriate notation on the relevant planning certificates (i.e. s.149 certificate).



Site 13 – Doyle sports ground – Sid Teale memorial park



4.8 Site 14 Granville Showground

History

The site is located at 2 Deniehy Street, Clyde and is currently is used for Granville Showground and Parramatta City Raceway. Information provided by James Hardie states that prior to 1977, some asbestos cement scrap sparsely mixed with large quantities of soil and concrete were buried.

Current condition

An assessment of the site conducted by DECC in December 2007 found that there was no visible evidence of asbestos contamination on the open area of the site.

Recommendation for Council

It is recommended that:

1. Council considers noting factual information on the sites history – i.e. that associated companies of James Hardie has disposed asbestos on the site, on the relevant planning certificates (i.e. s.149 certificate)
2. Should the area be disturbed then appropriate asbestos management plans for the site should be developed to ensure that human health is protected.



Site 14 – Granville Showground / Parramatta City Raceway, Rosehill



4.9 Site 18 14 Prince St, Oatlands

History

The site is located at 12-16 Prince Street, Oatlands. Information received from James Hardie states that cement construction material was disposed of on the site. The site is now occupied by multiple town houses and is mostly paved. A small common grassed area is located between the driveways.

Current condition

An assessment of the site conducted by DECC in December 2007 found the presence of small amounts of asbestos mainly in bonded form as broken asbestos sheet, located in small grassed area at end of driveway. Although the asbestos was initially buried, the cover has eroded over time and exposed the asbestos material.

Recommendation for Council

It is recommended that:

1. The visible asbestos is removed following recognised Occupational Health and Safety practises;
2. A management plan is developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act (this may include clean fill to be placed across affected areas and re-grassing of the site); and
3. Council considers making appropriate notation on the relevant planning certificates (i.e. s.149 certificate).



Site 18 – 14 Prince Street, Oatlands



4.10 Site 19 PH Jeffery Reserve & Barton Park

History

The site is located at 105 Barton Street, Parramatta. The site was a former land fill operated by Parramatta City Council. Information received from James Hardie states that vast quantities of off-cuts and sludge were disposed of in the area.

The site is currently a sports field with an amenities block, a children's playground and an open grassed reserve (i.e. PH Jeffery Reserve).

Current condition

An assessment of the site conducted by DECC in December 2007 found the presence of small amounts of asbestos mainly in bonded form as broken asbestos sheets and cement pipes in Barton Park. Most of the asbestos material is located around the children's playground on Gladstone Street and around the embankment along James Ruse Drive and Web Street. Asbestos offcuts are also visible along a residential fence at 108 Isabella Street at PH Jeffery Reserve.

Although the asbestos was initially buried, the cover has eroded over time and exposed the asbestos material.

Recommendation for Council

It is recommended that:

1. The visible asbestos is removed following recognised Occupational Health and Safety practises;
2. A management plan is developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act (this may include clean fill to be placed across affected areas and re-grassing of the site); and
3. Consider making appropriate notation on the relevant planning certificates (i.e. s.149 certificate).



Site 19 – PH Jeffery Reserve and Barton Park





4.11 Site 20 Vic James & Sons Engineering

History

The site is located at 23 Crescent Street, Granville. Information received by James Hardie states that prior to 1977, that asbestos cement was disposed of on the site. The site is in an industrial area and currently vacant open space. All buildings that were previously located on the site have been removed.

Current condition

An assessment of the site conducted by DECC in December 2007 found that there was no visible evidence of asbestos on the open area of the site.

Recommendation for Council

It is recommended that:

1. Council considers noting factual information on the sites' history - i.e. that associated companies of James Hardie has disposed asbestos on the site on the relevant planning certificates (i.e. s.149 certificate)
2. Should the area be disturbed then appropriate asbestos management plans for the site should be developed to ensure that human health is protected.



Site 20 – Vic James & Sons Engineering



4.12 Site 23 Eastern Side of Oatlands Golf Course

History

The site is located at 52 Rock Farm Avenue, Oatlands. Information received by James Hardie states the asbestos was disposed of on the site. The site is currently used as a golf course (Oatlands Golf Club) and is well grassed and landscaped.

Current condition

An assessment of the site conducted by DECC in December 2007 found that there was no visible evidence of asbestos on the open area of the site. The area in which the asbestos has been buried is currently undergoing an excavation to install a sand bunker for the golf course. However a close inspection of the excavation did not reveal any evidence of asbestos exposure. As the area would have required a large amount of fill any asbestos that was transported to the site would have been buried deep beneath the current surface level.

Recommendation for Council

It is recommended that:

1. Council considers noting factual information on the sites' history - i.e. that associated companies of James Hardie has disposed asbestos on the site, on the relevant planning certificates (i.e. s.149 certificate).
2. Should the area be disturbed then appropriate asbestos management plans for the site should be developed to ensure that human health is protected.



Site 23 – Eastern side of Oatlands Golf Course



4.13 Site 26 Cumberland Oval

History

The site, used as Parramatta Stadium currently, is located at O'Connell St, Parramatta. Information received by James Hardie states the formerly filled area referred to as access road around oval, car park and embankment.

Current condition

An assessment of the site conducted by DECC in December 2007 found that there was no visible evidence or signs of asbestos on the open area of the site. However, the Parramatta pool, which is located on the subject site, is currently being renovated and asbestos has been found in a water storage tank. The site has been assessed by work cover and the correct procedures are in place for the asbestos removal. Hence, with the redevelopment of the site, there is potential exposure of the buried asbestos during the excavation work.

Recommendation for Council

It is recommended that:

1. Considers noting factual information on the sites' history - i.e. that associated companies of James Hardie has disposed asbestos on the site on the relevant planning certificates (i.e. s.149 certificate)
2. Should the area be disturbed then appropriate asbestos management plans for the site should be developed to ensure that human health is protected.



Site 26 – Cumberland Oval/ Parramatta Stadium



4.14 Site 28 Pike St, Rydalmere

History

The site is located at Pike St, Rydalmere, which is off South St. Information received from James Hardie states that the site was used as a dump/construction site.

Current condition

An assessment of the site conducted by DECC in December 2007 found that the asbestos was present as bonded sheet matrix, but small pieces of asbestos were observed along the length of Pike Street. The mowing of the grass verge, which contains asbestos, has the potential to cause the asbestos to become airborne.

Recommendation for Council

It is recommended that:

1. The visible asbestos is removed following recognized Occupational Health and Safety practises;
2. A management plan is developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act (this may include clean fill to be placed across affected areas and re-grassing of the site); and
3. Considers making appropriate notation on the relevant planning certificates (i.e. s.149 certificate).



Site 28 – Pike Street, Rydalmere



4.15 Site 29 ICAL Ltd Site

History

The site is located at 38 South St, Rydalmere. Information received from James Hardie states that during the period of 1965-1975, industrial waste, including crushed cement waste and sludge, were buried to a depth of up to 3 metres in the swampy area of this site, which is the embankment of the Parramatta River. Now, the site is used by industrial estate with multiple offices.

Current condition

An assessment of the site conducted by DECC in December 2007 found that asbestos was present as bonded sheet matrix and broken cement pipe along the river bank. Erosion may further expose asbestos waste, particularly on the river bank adjacent to an outflow pipe.

Action taken

The DECC under *Protection of the Environment Operations Act 1997*, issued a clean up notice on 28 March 2007 on RailCorp requiring a submission of a remediation strategy for the premises prepared by a suitably qualified independent consultant and reviewed by an occupational hygienist and a timetable for necessary works.

Recommendation for Council

It is recommended that:

1. The visible asbestos is removed following recognised Occupational Health and Safety practises;
2. A management plan is developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act (this may include clean fill to be placed across affected areas and re-grassing of the site); and
3. Council considers making appropriate notation on the relevant planning certificates (i.e. s.149 certificate).

Site 29 – ICAL Ltd Site



5. James Hardie asbestos sites unable to be located

James Hardie entities provided information on a range of sites that could not be located by DECC in the Parramatta Local Government Area. The sites include:

- Site 2 Former Country Timber Merchants Site, off Grand Ave Camellia
- Site 3 Land to the west of Clyde-Carlingford railway line near former Tasman Street (now part of Grand Avenue, Camellia)
- Site 11 Rydal Steel Ltd Industrial site, South Street Rydalmere.
- Site 15 Brambles Liquid Cartage Division formerly Ashton Street (now part of James Ruse Drive, Camellia)
- Site 16 DE Taplin P/L (now BBA Industries Australia) formerly Ashton Street (now part of James Ruse Drive, Camellia)
- Site 17 Parramatta Showground, Old Windsor Road, West Mead
- Site 21 Pacific Transport, Merrylands Road Merrylands
- Site 22 Springbank Engineering Site, Camellia.
- Site 24 Furniture Factory, Briers Road, Northmead
- Site 27 Joinery Works, Alfred and Ritchie Street, Rosehill

DECC wrote to James Hardie representatives requesting further information in relation to the above sites and sites in other Local Government Areas. In response James Hardie representatives advised that the Asbestos Injuries Compensation Fund holds all the shares of the former James Hardie companies, and that Asbestos Injuries Compensation Fund Limited manages the affairs of these companies in its capacity as trustee of the Fund.

The Asbestos Injuries Compensation Fund Limited confirmed that a comprehensive review of records of former James Hardie companies was undertaken and all available information held by the companies in relation to contaminated land was provided. The Asbestos Injuries Compensation Fund Limited advised that no further information could be provided to the department.

To ensure that any potential asbestos exposure is addressed and managed, the DECC seeks Council's assistance in locating these sites. Council may be in possession of records that could help in identifying the precise location of these sites, and their current ownership and usage.

6. James Hardie asbestos sites managed by other stakeholders

On review of information from James Hardie entities, DECC has identified three former asbestos waste disposal sites in the Parramatta Local Government Area that are managed by other stakeholders. These sites include land at Lot 11 in DP603457 Grand Avenue, Camellia which is owned by RailCorp, land at 15 Ettalong Road, Greystanes which was resumed by the Roads and Traffic Authority for construction of the M4 motorway and land at the Shell Oil refinery located at Camellia.

As these three sites are managed by other stakeholders, DECC will liaise with individually with the stakeholders about clean up and management of asbestos at these sites.

7. Conclusion

Of the 16 former asbestos disposal sites that could be identified and located in the Parramatta Local Government Area, 11 were found to have visible evidence of asbestos in the open area of the site and 5 sites had no visible evidence of asbestos (see Appendix 1).

DECC is of the view that due to the buried nature of the disposed material and the inaccessible locations of some of the sites, if undisturbed, the asbestos does not pose a significant risk of harm to human health or the environment¹. However, to ensure that future risks to human health and the environment is minimised, recommendations for action at each of the 27 inspected sites have been made.

¹ enHealth (2005) Management of asbestos in the non-occupational environment. Department of Health and Aging, Australian Government.

8. Recommendations

For sites that have visible evidence of asbestos it is recommended:

1. The visible asbestos is removed following recognised Occupational Health and Safety practises;
2. A management plan is developed by an occupational hygienist with recognized experience in asbestos identification and management to ensure that the asbestos is not disturbed unless appropriate plans for investigation/ remediation are developed and assessed as suitable for implementation by a site auditor accredited under the CLM Act; and
3. Council considers making appropriate notation on the relevant planning certificates (i.e. s.149 certificate).

For sites that had no visible evidence of asbestos it is recommended:

1. Council considers noting factual information on the sites' history - i.e. that associated companies of James Hardie has disposed asbestos on the site on the relevant planning certificates (i.e. s.149 certificate)
2. Should the area be disturbed then appropriate asbestos management plans for the site should be developed to ensure that human health is protected.

For sites that could not be located it is recommended:

1. Council reviews their records and assist DECC in identifying the locations of the sites, their current ownership and usage to ensure that any potential asbestos exposure is addressed and managed.

Appendix 1 Visible evidence of asbestos

Site	Y	N
Site 4 and 4 b Embankment along stormwater canal, Parramatta	√	
Site 5 Embankment along stormwater canal, Parramatta	√	
Site 6 17 A'Beckett St, Granville	√	
Site 7 Former Campbell's Transport site, Tennyson Street Clyde	√	
Site 8 Rosehill Bowling Club, Rosehill	√	
Site 9 Dundas Park, Parramatta	√	
Site 12 Catt and Goldsmith P/L, Victoria Road Parramatta		√
Site 13 Doyle Sports ground, Buller Street Parramatta	√	
Site 14 Granville Showground, Parramatta		√
Site 18 14 Princes Street, Oatlands	√	
Site 19 PH Jeffrey Reserve 105 Barton Street, Parramatta	√	
Site 20 Vic James and Sons Engineering 23 Crescent Street, Granville		√
Site 23 Eastern side of Oatlands Golf course		√
Site 26 Cumberland Oval Parramatta		√
Site 28 Pike Street Rydalmere	√	
Site 29 ICAL Ltd 38 South St, Rydalmere	√	

Asbestos Assessment Report
October 2009

Prepared For
Wingecarribee Shire Council

Department of Environment, Climate Change and Water

Background

The Department of Environment, Climate Change and Water (DECCW) has been made aware of several sites in the greater Sydney area containing asbestos-associated contamination resulting from former operations of James Hardie Industries and related entities (James Hardie). The sites were used by James Hardie as asbestos disposal sites, and contamination may exist at the sites.

In order to manage the potential contamination legacy of these sites, DECCW has identified, assessed, and proposed recommendations for management of the former asbestos disposal sites. The proposed recommendations have received in principle support from NSW Health.

To identify the location of the sites, DECCW issued notices under section 77 of the *Contaminated Land Management Act 1997* (CLM Act) to James Hardie and its associated companies through the Asbestos Injuries Compensation Fund (the Fund), requiring submission of all available information on asbestos waste disposal sites in the Sydney area, including details of materials disposed. Based on the information provided by the Fund, one asbestos disposal site was identified in the Wingecarribee Shire Council's local government area.

Using the information provided by the fund, DECCW undertook site inspections of all accessible identified sites. The accessible identified site located in Wingecarribee Shire Council's local government area is:

1. Resource Recovery Centre (former Moss Vale tip): Berrima Road, Moss Vale

Site Details

Resource Recovery Centre, Berrima Road Moss Vale (Site No. 39)



Figure 1 - Location of Former Moss Vale Tip, Berrima Road Moss Vale

History

The former Moss Vale Tip site is located at Berrima Road, Moss Vale. Information received from James Hardie indicates that the site was used to dispose of asbestos material until 1982. Asbestos containing material including wet sludge and dry cement pipes cement was deposited at the site at the rate of approximately 720 m³ per month. The asbestos containing material was disposed of into a designated sludge pool with an ash dam.

Current condition

An assessment of the site conducted by DECCW on 14 February 2008 found no visible evidence of asbestos on the open area of the site.

The site is currently licensed by DECCW under the *Protection of the Environment Operations Act 1997* as a waste composting premises (Environment Protection Licence No. 10300).



Figure 2 - Current Condition of Resource Recovery Centre, Moss Vale



Figure 3 - Current Condition of Resource Recovery Centre, Moss Vale



Figure 4 - Current Condition of Resource Recovery Centre, Moss Vale



Figure 5 - Current Condition of Resource Recovery Centre, Moss Vale



Figure 6 - Current Condition of Resource Recovery Centre, Moss Vale



Figure 7 - Current Condition of Resource Recovery Centre, Moss Vale

Recommendation for Council

It is recommended in regards to management of asbestos waste at the Resource Recovery Centre (former Moss Vale Tip) located at Berrima Road Moss Vale that:

1. Council should consider making appropriate notation on the relevant planning certificates (i.e. Section 149 planning certificate).

As the site is currently licensed by DECCW no further regulatory action is required by Council.