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**Sent:** 5/02/2021 3:05:02 PM  
**Subject:** Online Submission

05/02/2021

MRS Dorothy Waterhouse  
- 56 Rose AVE  
Wheeler Heights NSW 2097  
wheres.dot@gmail.com

**RE: DA2020/1743 - 45 Lantana Avenue WHEELER HEIGHTS NSW 2097**

Asbestos concerns for demolition included in DA 2020/1743 - 45 Lantana Ave, Wheeler Heights 2097

No identifiable Demolition Plan provided - essential as Asbestos is likely to be present.  
No description of the existing dwelling to be demolished including it's date of build, on any plans.  
The date is a trigger for Asbestos concerns.

On the Waste Management Plan provided p5 and 7 'No asbestos' has been selected.  
However the building to be demolished was built around 1990, well within Council's recommended period of prior to 2004, when houses are likely to have significant amounts of asbestos internally and externally, especially in the eaves, internal and external wall cladding, ceilings (particularly in wet areas such as bathrooms and laundries) and fences.

Ref

<https://www.northernbeaches.nsw.gov.au/council/publications/policies-and-codes>

Asbestos Management Guideline

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/policies-register/asbestos-management/asbestos-management-policy/asbestos-management-guideline-oct2020.pdf>  
P20

'The most accurate way to find out if a building or structure contains asbestos is to obtain an asbestos inspection by a person competent in the identification and assessment of asbestos, such as an occupational hygienist (a competent person is defined by the NSW Work Health and Safety Regulation 2017). This is highly advisable before undertaking major renovations to buildings constructed or containing materials from prior to 2004'

Asbestos Management Policy

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/policies-register/asbestos-management/asbestos-management-policy/asbestos-management-policy-230320.pdf>

Policy Statement aims, point 5:

'outline the development approval process for developments that may involve asbestos and conditions of consent;'

I would request:

1. Council obtains 'an asbestos inspection by a person competent in the identification and assessment of asbestos, such as an occupational hygienist' as per your Asbestos Policy
2. An accurate detailed description of the property to be demolished provided
3. An accurate Demolition Plan based on the asbestos inspection provided.