

Hazardous Materials

Aim of the Credit

To encourage and recognise actions taken to reduce health risks to occupants from the presence of hazardous materials.

Credit Criteria

0	Hazardous Materials Survey	<p>It is a requirements for this credit that a comprehensive hazardous materials survey has been carried out on the project site, as defined by the relevant Environmental and Occupational Health and Safety (OH&S) legislation.</p> <p>If hazardous materials have been found, they are managed according to best practice procedures.</p>
1	Hazardous Materials Removal	<p>1 point is available when:</p> <p>Wherever asbestos, lead or PCBs were found, they have been removed in accordance best practice guidelines or;</p> <p>no hazardous materials were found on the site.</p>

This credit is 'Not Applicable' where:

- No buildings existed on the site previously, OR
- All existing buildings were demolished.

Compliance Requirements

For the purpose of this credit, a new development is defined as a development on a site with no existing buildings. This credit is applicable to all sites where hazardous materials were found, regardless of whether they are listed as heritage buildings or not. Ground contamination is addressed in the Site Selection credit, therefore excluded from consideration under this credit.

1. Hazardous Materials Survey

To meet the requirements of this criterion, the project must carry out a comprehensive hazardous materials survey, as defined by the relevant Environmental and Occupational Health (OH&S) legislation.

A Hazardous Materials Survey for buildings completed in 2005 or later is only required to address lead paint; it does not have to address asbestos or PCB.

Hazardous Materials Best Practice

In addition to the location assessment survey, a register and management plan must be developed for each type of hazardous material (as defined in this credit) found in occupied spaces. The register and management plans must be developed and kept current, in

accordance with the applicable codes of practice for each type of hazardous material. The results of the survey must include:

- location of the hazardous material
- composition and type of material and the material friability
- risk to health based on the condition, potential disturbance and occupancy level
- recommendations to control or further minimise risk to occupant health.

2. Hazardous Materials Removal

To comply with this criterion, where hazardous materials have been found on site they shall be removed according to the standards listed in Table 1.

Where hazardous materials have been found on site, either a contractual commitment to remove hazardous materials, or evidence that hazardous materials have been removed are acceptable methods of meeting the requirements of this criterion.

Hazardous Materials	Relevant Standards or Legislation
Asbestos	Occupational Health and Safety (OH&S) legislation and relevant environmental legislation. See Guidance section.
Lead	AS4361 'Guide to Lead Paint Management'.
Polychlorinated Biphenyls (PCBs)	ANZECC Polychlorinated Biphenyls Management Plan.

Table 1 : List of relevant legislation and standards

Guidance

Asbestos

Although Asbestos is now rarely used in construction, many Asbestos-containing products and materials may still be found in existing buildings. These include vinyl Asbestos tiles, laboratory table tops, roofing felts, suspended ceiling tiles, and asbestos cement products (including pipes, roof and ceiling and wall cladding). These types of materials do not present a significant health risk unless they are tooled, cut, drilled, sanded or otherwise abraded or machined so as to release asbestos dust.

Sprayed insulation materials containing Asbestos may occur throughout buildings and other structures, especially those built from the 1950s to the mid-1980s. Such buildings will often have Asbestos used in sprayed-on fireproofing/soundproofing/thermal insulation, and acoustic plaster soundproofing.

Use of Asbestos was banned in Australia on 31 December 2003.

Lead

Change Log: D2 – May 2014 – Corrections to point score

Lead is most commonly found in paints. Wherever found, it must be removed in accordance with AS4361 'Guide to Lead Paint Management'.

Polychlorinated Biphenyls

PCBs are most commonly found in the ballasts of fluorescent light fixtures. Wherever found, it must be removed in accordance with the ANZECC Polychlorinated Biphenyls Management Plan.

Import and use of PCBs were banned in Australia in 2004 as part of the ratification of the Stockholm Convention on Persistent Organic Pollutants.

References and Standards Noted in this Credit

AS4361 'Guide to Lead Paint Management'.

ANZECC Polychlorinated Biphenyls Management Plan.

Documentation Requirements

'Design Review' Submission (Optional)

Project teams are to submit the documentation marked with an asterisk* for 'design review'

As Built Submission

All projects are to submit the following documentation

Submission Template*

- Summary of how the project meets the credit criteria*
- Description of hazardous materials that have been found on site
- Description of the hazardous materials management plan.
- Description of removal methods used for the hazardous materials found

Project teams are required to provide documentation supporting credit compliance. The following documents may be used to demonstrate compliance:

- Confirmation that a hazardous materials survey has taken place
- Hazardous Materials Survey
- Hazardous Materials Management plan
- Clearance Certificate confirming that hazardous materials have been removed

Please provide feedback on the technical content of this credit:

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