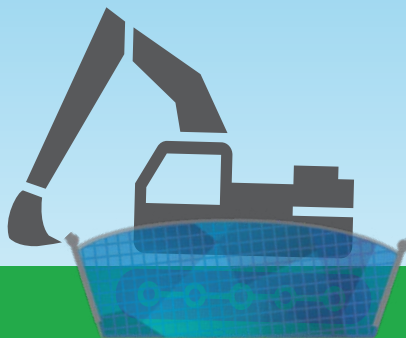
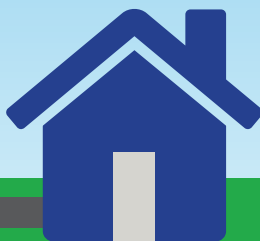




**ACT**  
Government

**Loose Fill Asbestos  
Coordination**

# Demolition Overview



AUCTION

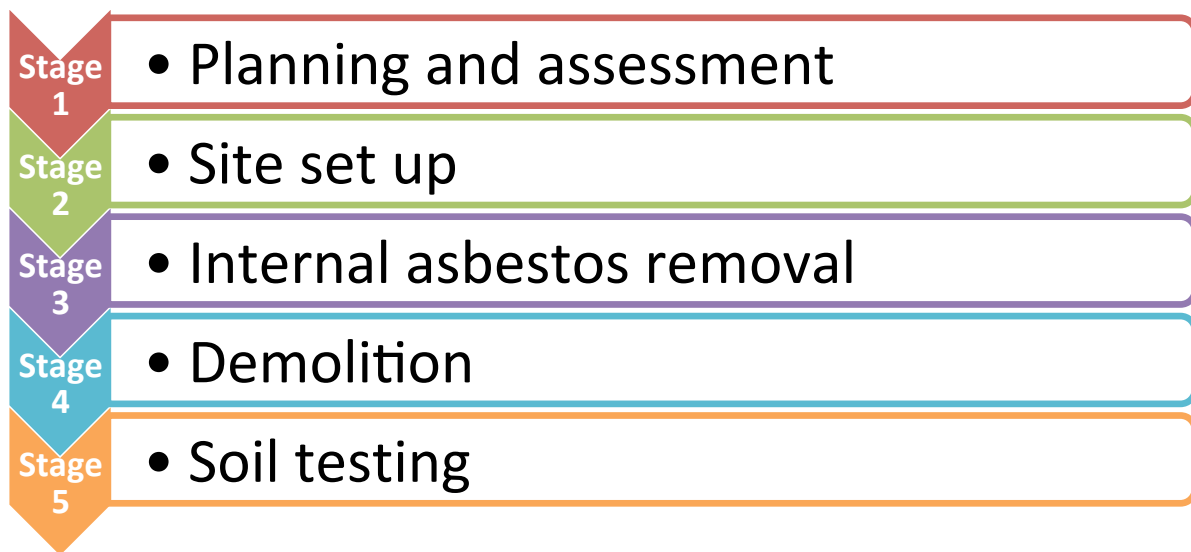


# Loose Fill Asbestos Coordination

## Demolition Overview

The safe demolition of houses affected by loose fill asbestos insulation continues across Canberra. Experienced licensed contractors undertake the works with oversight from WorkSafe ACT.

Removing an affected house involves the following stages:



## Stage 1 Planning & Assessment

No two houses are the same. In order to understand the complexity of each affected house and site, detailed scoping and assessment work is undertaken by the Coordination team, asbestos assessors and demolition contractors. This can happen well in advance of demolition.

The Coordination team prepares a Demolition Pack for each house that includes a settlement checklist, recent maintenance reports, special considerations and, if needed, historical files. For more information visit [www.loosefillasbestos.act.gov.au](http://www.loosefillasbestos.act.gov.au) and search for 'demolition process'.

Licensed asbestos assessors undertake work to inform the methodology used to safely manage all forms of asbestos in the property, and contractors may prepare temporary traffic management plans and erosion control plans appropriate to the site. All necessary documentation is submitted to WorkSafe ACT.

## Stage 2 Site Set Up

Before work begins, fencing is erected around the property and fence wrap installed.

Site signage on the fence provides information on when asbestos removal is expected to start, when demolition is scheduled to begin, and the contractor's contact details.

Site preparation works are then undertaken. This can include a range of activities such as installing equipment, trimming trees, creating access pathways and removing fixtures and furniture as identified and approved by an independent licensed asbestos assessor.



### Staying Informed

Contractors will engage with immediate neighbours to discuss the upcoming demolition activity.

It is important to note that the timing of a demolition is influenced by a range of variables, including weather, staff and equipment availability, and demolition complexity.

The best way to stay informed is to refer to the site signage which is regularly updated by the contractor and shows the expected asbestos removal date and anticipated demolition date.

| Indicative Dates for Activity on this Site:   |  |
|---|--|
| <b>Asbestos Removal</b><br>Expected to start  |  |
| <small>Generally asbestos removal will be completed within 5 working days</small>   |  |
| <b>Demolition</b><br>Expected on  |  |
| <b>Site Contact</b>   |  |
| <small>Dates may change due to a range of factors, including adverse weather conditions</small>   |  |
| <b>For More Information:</b><br>> Call: 13 22 81<br>> Email: <a href="mailto:loosefillasbestos@act.gov.au">loosefillasbestos@act.gov.au</a><br>> <a href="http://www.loosefillasbestos.act.gov.au">www.loosefillasbestos.act.gov.au</a> |  |

# Loose Fill Asbestos Coordination

## Demolition Overview

### Stage 3 Internal Asbestos Removal

The internal asbestos removal process involves creating a negative air environment to ensure that no fibres escape during the removal works.

The first step in this process is to seal the house. There are two methods currently being used by contractors engaged by the Coordination team.



One method involves placing plastic sheeting on the roof and sealing all windows and vents.



The other method involves using shrink wrap to encapsulate the entire house.



Once the houses are sealed, negative air pressure units are placed in windows or doors.

These units generally operate for about five days during the asbestos removal stage.

Air monitors are installed on perimeter fences prior to asbestos removal works commencing. They remain in place until completion of structural demolition. For more information visit the Coordination team website and search for 'air monitoring'.



Under negative air conditions the house is deconstructed internally. Ceilings and walls are pulled away to expose the cavities where loose fill asbestos insulation fibres have settled.

Asbestos fibres are then vacuumed and sealed in heavy duty plastic bags. The bags are processed through a decontamination unit and transported to a special asbestos disposal site at a dedicated ACT NoWaste facility.



The remaining internal structure of the house is then coated with a coloured PVA glue or paint to bind any residual fibres to the structure prior to demolition.

The contractors will also remove any non-friable or bonded asbestos prior to structural demolition. This does not need to happen under negative air conditions but must be carried out with appropriate controls in place, including the use of protective equipment.

The house is demolished only when a clearance certificate for both friable and non-friable asbestos removal has been issued by an independent licensed asbestos assessor.

# Loose Fill Asbestos Coordination

## Demolition Overview

### Stage 4 Demolition



Demolition of the structure generally only takes a couple of hours.

#### Noise

The day of the demolition will be the noisiest part of the work as excavators pull the house down and rubble is loaded into trucks.

Each demolition site operates like a normal residential building site. The contractors must comply with the Environment Protection Authority's guidelines and policy regarding noise level limits and hours of operation on building sites.



#### Traffic

Just like any house demolition there may be some minor traffic impacts in local streets as equipment is moved to and from the site. Traffic management plans are put in place where necessary to ensure the safety of the public.



#### Dust

During demolition, water is sprayed onto the structure and rubble to suppress dust. This spray can look like dust but is actually a misty cloud of fine water droplets.

## Rubble removal

Demolition rubble is loaded into covered trucks and then transported directly to a dedicated ACT NoWaste facility. On occasion, the rubble may remain on site for a few days, particularly in bad weather. If this happens, appropriate dust suppression controls are implemented as directed by an independent licensed asbestos assessor.



For more information visit the Coordination team website and search ‘disposal’.

## Stage 5 Soil testing

Once the rubble is cleared, a layer of soil is removed from the demolition site. Samples of this soil are sent for testing. If asbestos fibres are found, further soil is removed and additional testing is carried out.

This process, which may take a number of weeks, continues until all samples are clear.

For more information on soil testing visit the Coordination team website and search ‘soil validation’.

The soil clearance report, along with the demolition certificate and the asbestos clearance certificate, are then provided to the Coordination team. These documents provide the required evidence to the Coordination team to allow the property to be removed from the Affected Residential Premises Register. For more information visit the Coordination team website and search ‘deregistration’.



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## Loose Fill Asbestos Coordination

### Further Information:

#### Loose Fill Asbestos Coordination:

Visit [www.loosefillasbestos.act.gov.au](http://www.loosefillasbestos.act.gov.au) or call Access Canberra in **13 22 81** and to speak to the Loose Fill Asbestos Coordination team.

#### Noise:

Call Access Canberra on **13 22 81** and ask to speak to the Environment Protection Authority.

#### Work site safety:

Call WorkSafe ACT on **6207 3000**.

#### Criminal activity:

If you see anything suspicious on a vacant Mr Fluffy property call Crime Stoppers on **1800 333 000**, and if you see a crime occurring call **131 444** for police assistance.

### ACCESSIBILITY

The ACT Government is committed to making its information, services, events and venues as accessible as possible.

If you have difficulty reading a standard printed document and would like to receive this publication in an alternative format, such as large print, please phone 13 22 81 or email [LooseFillAsbestos@act.gov.au](mailto:LooseFillAsbestos@act.gov.au)

If English is not your first language and you require a translating and interpreting service, please phone 13 14 50 and ask for 13 22 81.



If you are deaf, or have a speech or hearing impairment, and need the teletypewriter service, please phone 13 36 77 and ask for 13 22 81.

For speak and listen users, please phone 1300 555 727 and ask for 13 22 81. For more information on these services visit <http://www.relayservice.com.au/>