



Demolition of Northbourne Flats

Dear resident

As you may be aware, the ACT Government is selling some of its ageing buildings, including Northbourne Flats, as part of the Federal Government's Asset Recycling Initiative.

AGH Demolition & Asbestos Removal Pty Ltd has been appointed as the demolition contractor for the site, prior to redevelopment.

Demolition will start in September 2018 and is expected to finish in March 2019. The buildings will be demolished by first removing hazardous materials, including asbestos, and then removing walls and internal structures floor by floor. The contractor will complete structural demolition using equipment positioned at ground level.

Work hours

Demolition work hours will be from Monday to Saturday from 7.00am to 5.00pm.

Traffic

To minimise impact on local residential streets during demolition, access to the Braddon site will be from Henty Street. Access to the Turner site will be from Forbes Street. However, the demolition may cause some additional noise and occasional traffic disruptions while large machinery and trucks enter and leave the site. All measures will be taken to keep any disruptive activity to a minimum.

Impact on adjacent homes

Although the demolition of the Northbourne Flats is not expected to cause damage to nearby properties, houses adjacent to the demolition site will be offered a structural condition survey. The survey is voluntary, will only occur with the permission of the resident and is free for the property owner.

The structural condition survey includes a visual inspection of all internal rooms and the external areas of the property. A report on the findings of the survey will be provided to the property owner. The aim of the structural condition survey and report is to record the current conditions of the property and is a precautionary measure.

Residents adjacent to the site will be contacted by AGH Demolition & Asbestos Removal Pty Ltd by 12 September 2018 with the offer of a survey.

If your house is not adjacent to the demolition site, you may request a structural condition report. This will be done at the home owners cost. Please contact Garry Travis, Project Manager, Environment Planning and Sustainable Development Directorate by phone on 6205 2630 or email garry.travis@act.gov.au

Removal of hazardous material

Non-friable and friable asbestos has been identified on site. It is not loose-fill 'Mr Fluffy' asbestos. Consistent with Environmental Protection Authority requirements, any hazardous material will be removed under environmental management controls prior to the building being demolished.

During the work there will be no public access to the site and the asbestos removal will occur under strict control measures to ensure there are no health risks to the public or neighbouring properties. The following control measures will be put in place to ensure safety for workers and the public is maintained:

- Access to the affected areas will be restricted
- The areas where asbestos removal is taking place will be encapsulated
- Independent licensed asbestos assessors will be on site during the asbestos removal to undertake air monitoring and provide clearance inspections
- Water spraying will suppress dust during demolition.

All asbestos contaminated rubble will be disposed of at a licensed facility.

More information about asbestos is available on the ACT Government websites www.health.act.gov.au/publications/fact-sheets/asbestos and www.asbestos.act.gov.au

Recycling of materials

A minimum of 80-95% of materials from the demolition will be recycled including steel, concrete and bricks.

Redevelopment

The Northbourne Flats sites on either side Northbourne Avenue are currently for sale through a Request for Tender (RFT) process to ensure the new development will achieve high-quality design. The RFT process will assess proposals against established guidelines including:

- design
- build quality
- project team capability and experience

The site is zoned CZ5, which allows a mix of commercial and residential development. The heights of the new buildings within the site will be consistent with the Territory Plan.

Once the site is sold, the developer will lodge a development application (DA). Construction will start once the DA is approved.

Reporting concerns or feedback

Thank you for your patience during this work. If you have any concerns during demolition or would like to report an issue please call Access Canberra on 13 22 81 or email garry.travis@act.gov.au

Sincerely



Bruce Fitzgerald

Executive Director, Urban Renewal

Date: 30 August 2018

