

## Loose Fill Asbestos Site Soil Validation Report

DOWNER Block # 13, Section # 53,  
32 Phillip Avenue, Downer ACT 2602

**Prepared by:** OCTIEF Pty Ltd

**For**

**ACT Asbestos Response Taskforce**

### Introduction

This report contains the results of an investigation and remediation of asbestos fibres in soil of the demolition work area of a property which is a registered loose fill asbestos affected property.

The Australian Capital Territory ('Territory) has acquired a number of properties affected with loose fill asbestos insulation (comprising mainly amosite and some crocidolite asbestos) and is carrying out remediation of the demolition work area of the properties to ensure that the land is suitable for future residential reuse.

We were engaged by the Territory to provide sampling to validate the remediation of asbestos fibres in soil within the demolition work area for the sole purpose of assisting the Territory with its pre-development investigations in land identified for release for future residential reuse following completion of preliminary works by others, namely:

- . demolition of the house by a principal contractor, including a scrape of affected soil;
- . clearance of the site as free of visible asbestos by a licensed asbestos assessor; and
- . definition of the demolition work area by a licensed asbestos assessor.

The demolition work area is the area to which the asbestos removal clearance certificate applies and is defined by the licensed asbestos assessor. It generally comprises the original pre-demolition structure footprint of the affected premises, the decontamination unit and asbestos waste skip handling area, and the soil disturbance work area of the demolition contractor. It excludes the remainder of the property including earthworks outside of the demolition work area where other non-affected structures have been removed or landscaping work carried out. The licensed asbestos assessor prepared a simple plan of the demolition work area for later sampling of soil by [REDACTED] (Licensed Asbestos Assessor, license no. [REDACTED]) the OCTIEF Pty Ltd soil validator.

Prior to sampling of soil in the demolition work area (refer to the methodology used for the sampling of soils described below), [REDACTED] of OCTIEF Pty Ltd met with the principal contractor [REDACTED] of Caylamax Group who identified the extent of the demolition work area (as defined by the licensed asbestos assessor). The confirmed demolition work area for soil sampling is illustrated in Attachment 2.

The scope of work was performed solely for the Territory and specifically targeted loose fill asbestos insulation (comprising mainly amosite and some crocidolite fibres). Any other forms of contaminants on site (e.g. lead, bonded asbestos) were not assessed. This report (including the conclusions and recommendations it contains) is prepared solely for use by the Territory and may not be used or relied upon by any other party. Any other party must make its own inquiries and obtain independent advice.

We have assumed the accuracy and completeness of all information provided to it by the principal contractor and licensed asbestos assessor, and the integrity of the clearance certificate provided as Attachment 4.

The asbestos fibre in soil investigation was done in accordance with the Asbestos Response Taskforce Information sheet - Soil Validation Process (dated 10 November 2015), the ACT Government-endorsed *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* (the NEPM ASC) and the 'Guidelines for the Assessment, Remediation and Management of Asbestos- Contaminated Sites in Western Australia (May 2009)' (the WA Guidelines).

The investigation was undertaken after all visible loose fill asbestos and any other visible asbestos containing materials had been removed from the demolition work area, including a scrape of affected soil from the demolition work area, and a post demolition asbestos removal clearance certificate was issued by licensed asbestos assessor [REDACTED] of JMB Environmental Consulting Pty Ltd [REDACTED].

### **Site Identification and Soil Condition of Demolition Work Area**

Soil sampling was conducted at the demolished dwelling located at 32 Phillip Avenue, Downer ACT 2602. At the time of inspection, some foliage was present around road entrance and southern boundary. The approximate size of the block and demolition work area was 694m<sup>2</sup> and 572m<sup>2</sup> respectively.

Prior to soil sampling, the soil at the site demolition work area was noted to be silt and clay. The soil was moist during sampling.

### **Site Demolition Work Area and Sampling Plan**

An initial site walkover was conducted to confirm the area outlined in the demolition work area, provided by the licenced assessor, was sufficient to contain all soil validation sampling points required. The provided demolition work area sufficiently incorporated the demolition disturbance area, the house foot print, decontamination areas and areas accessed with machinery and equipment. No additional areas appeared to be disturbed at the time inspection.

Soil validation sampling points in relation to the demolition work area are provided below in Figure 1.

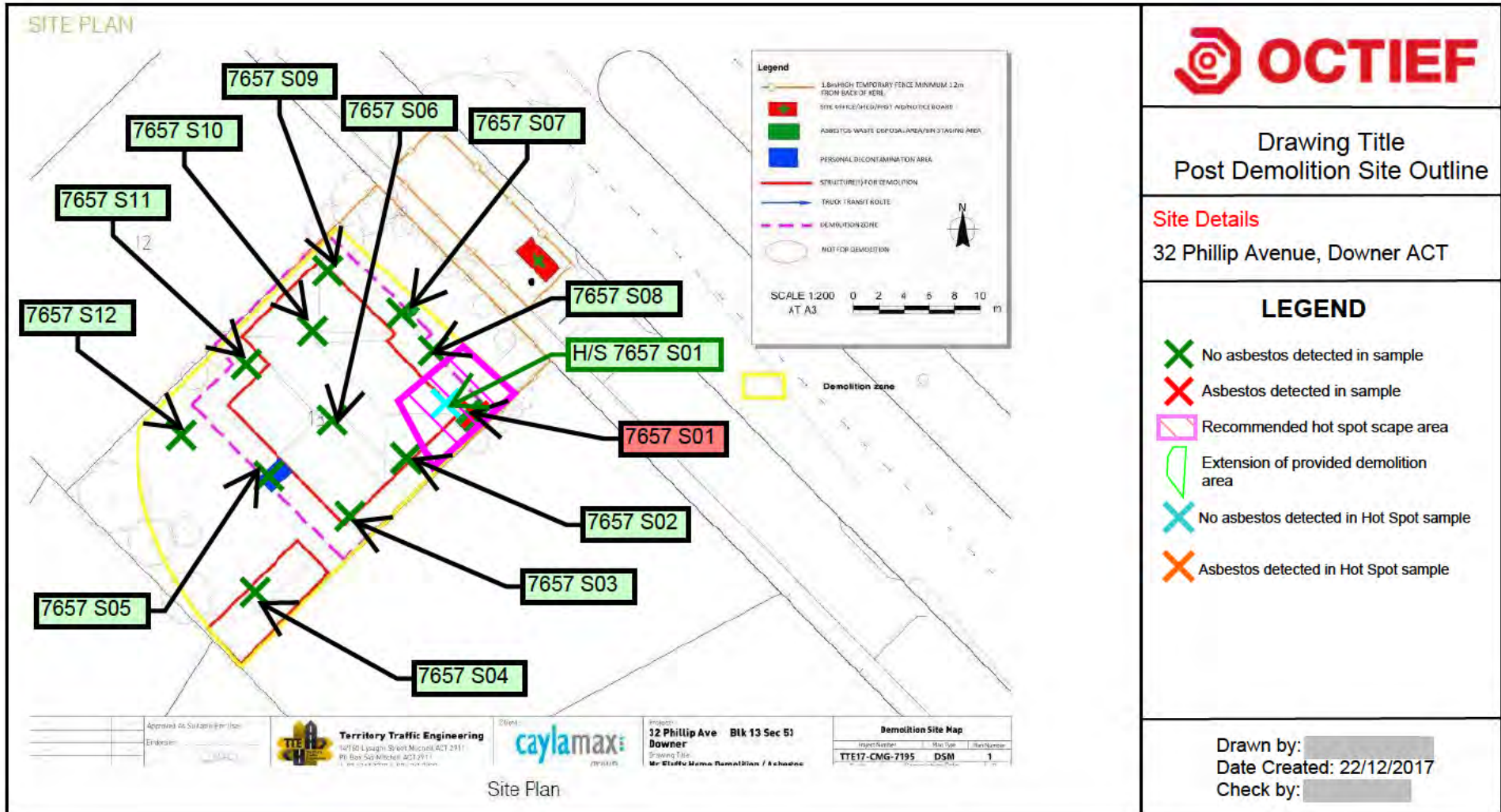


Figure 1. Site demolition work area and sampling plan

## Soil Sampling Methodology At Demolition Work Area

We attended the site on 12<sup>th</sup> of December 2017 after the principal contractor confirmed the completion of demolition work and site clearance by the licensed asbestos assessor.

Soil sampling was conducted in accordance with the WA Guidelines, using twice the minimum density in Appendix A of WA Guidelines. Twelve (12) samples were taken from across the footprint of the demolished dwelling, as well as waste/decontamination areas.

## Soil Validation Results

The following soil validation sample results were returned from the NATA accredited laboratory, with the laboratory certificate provided at Attachment 1.

Sample No	Result/Asbestos Fibre Type	Comments/Sample Details
7657-S01	<b>Asbestos detected</b> Chrysotile and Organic fibres	Sample collected from the asbestos waste disposal area. <b>Remediation required.</b>
7657-S02	No asbestos detected Organic fibres	Sample collected from the southern elevation of the housing footprint. No further remediation required.
7657-S03	No asbestos detected Organic fibres	Sample collected from the south-western elevation of the housing footprint. No further remediation required.
7657-S04	No asbestos detected Organic fibres	Sample collected from the south-western elevation of the site. No further remediation required.
7657-S05	No asbestos detected Organic fibres	Sample collected from the personal decontamination area. No further remediation required.
7657-S06	No asbestos detected Organic fibres	Sample collected from the south-western boundary of the housing footprint. No further remediation required.
7657-S07	No asbestos detected Organic fibres	Sample collected from the north-eastern boundary of the housing footprint. No further remediation required.
7657-S08	No asbestos detected Organic fibres	Sample collected from the eastern negative air unit. No further remediation required.
7657-S09	No asbestos detected Organic fibres	Sample collected from the northern elevation of the housing footprint. No further remediation required.
7657-S10	No asbestos detected Organic fibres	Sample collected from the northern corner of the housing footprint. No further remediation required.
7657-S11	No asbestos detected Organic fibres	Sample collected from the western negative air unit. No further remediation required.
7657-S12	No asbestos detected Organic fibres	Sample collected from the western area of the housing footprint. No further remediation required.

Hot Spot Samples		
Sample No	Result/Asbestos Fibre Type	Comments/Sample Details
H/S 7657-S01	No asbestos detected Organic fibres	Sample collected from the centre of the hot spot area. No further remediation required.

## Analytical Procedures

Asbestos in soil analysis was carried out in accordance with the NEPM ASC and the 'Australian Standard for the Qualitative Identification of Asbestos in Bulk Samples' (AS4964-2004).

## Hot Spot Treatment

A hot spot was identified in the initial soil validation. The contractor was advised to remove soil in the vicinity of the sampling point where Chrysotile asbestos fibres were detected (7657-S01), out to the next clean sample grid square. Soil removed from site during 'hot spot treatments' was advised to be transported in a damp condition in a covered vehicle (to control dust) to West Belconnen Resource Management Centre for disposal. Refer to Figure 1 for sample locations and the area removed.

Following confirmation that the contractor had completed the required hot spot soil scrape; Octief revisited on the 21<sup>st</sup> of December 2017 and collected a hot spot soil validation sample from the treated area (Refer to Figure 1).

No further Asbestos Fibres were detected in the hot spot sample H-S 7657-S01 at 32 Phillip Avenue, Downer ACT 2602.


## Recommendation for Residential Reuse

The asbestos in soil investigation and remediation work to address potential impact of asbestos fibres in the demolition work area of a former house affected by loose fill asbestos at 32 Phillip Avenue, Downer ACT 2602 has been completed as detailed in this report, in accordance with the NEPM ASC and the WA Guidelines. On that basis, I recommend to the Territory that the demolition work area of this property is suitable for residential reuse with respect to asbestos fibres.

### For and on behalf of OCTIEF Pty Ltd:



Australian Capital Territory

Licensed Asbestos Assessor Licence Number: 

Date: 22<sup>nd</sup> of December 2017

## **Attachment 1 – Laboratory Certificate of Analysis**

## Asbestos Soil Sample Analysis Report Certificate No WA1712150909

<b>Client:</b>	Procurement and Capital Works	<b>Sampled By:</b>	██████████
<b>Client Contact:</b>	Ben McDuff	<b># of Samples Submitted:</b>	12
<b>Telephone:</b>	02 6205 9920	<b>Sampling Date:</b>	12/12/2017
<b>Email:</b>	<a href="mailto:Ben.McDuff@act.gov.au">Ben.McDuff@act.gov.au</a>	<b>Date Received:</b>	13/12/2017
<b>Project:</b>	J7657	<b>Identification Date:</b>	13/12/2017
<b>Site Location:</b>	32 Phillip Avenue, Downer ACT 2602	<b>Issue Date:</b>	15/12/2017

**Test Methodology:** OCTIEF laboratory procedures and methods used for the identification and quantification of asbestos in soils are consistent with AS4964-2004 and the requirements of the NEPM 2013 Assessment of Site Contamination, and in accordance with In-House Procedures QP-930-001 and QP-931-001.

### Acronyms

CHR	Chrysotile (white asbestos) fibres detected	ORG	Organic fibres detected
AMO	Amosite (brown / grey asbestos) fibres detected	SMF	Synthetic mineral fibres detected
CRO	Crocidolite (blue asbestos) fibres detected	UMF	Unidentified mineral fibres detected
ACM	Asbestos containing material	NAD	No Asbestos Detected
AF	Asbestos fines	FA	Fibrous asbestos

### Notes

Detection limit (AS 4964) – 0.1 g/kg. LOR for asbestos quantification for AF and FA (NEPM) is 0.001% (Non NATA)

The results contained within this report relate only to the sample(s) submitted for analysis and OCTIEF accepts no responsibility for the collection, packaging and transportation of sample submitted by external parties. Sample descriptions, sizes and weights are approximate only. NATA does not accredit sampling.

Asbestos weights and percentages are not covered under the Scope of NATA Accreditation therefore 'NATA accreditation does not cover the performance of this service'. Weights of Asbestos are based on extracted bulk asbestos, fibre bundles, and/or ACM and do not include respirable fibres (if present). Percentages for Asbestos content in ACM and soil density are based on the NEPM 2013 default values. All numerical results under this method are approximate and should be used as a guide only.

Trace Asbestos Detected means the results can be interpreted as containing detectable 'respirable' asbestos fibres as per AS 4964 (LOR 5 fibres).



Accredited for compliance with ISO/IEC 17025 – Testing

The results of the tests, calculations and/or measurements included in this document are traceable to Australian/National standards.

NATA accreditation number: 15172

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**Table 1 - Results of sample examination using polarised light microscopy (PLM) including Dispersion Staining**

Qualitative Results (NATA)							Quantitative Results (non NATA)					
AS 4964 – 2004 Identification of Asbestos in Bulk Samples							National Environment Protection (Assessment of Site Contamination) Measure (2013)					
Sample ID	Sample Location	Sample Description	Approx. Sample Weight (dry) (g)	Asbestos Detected	Fibre Type Detected	Trace Asbestos Detected	Approx. Sample Weight (dry) (kg)	AF / FA (2 - 7mm)		AF / FA (<2mm)		
								Weight of AF/FA (g)	AF/FA (as 100% Asbestos in AF/FA) (%)	Sub-sample Weight (g)	Weight of AF/FA (g)	AF / FA (as 100% asbestos in AF/FA) (%)
7657-S01	Asbestos waste disposal area	Soil	552	Yes	CHR-ORG	No	0.552	0.016	0.003	103.00	<0.0010	<0.001
7657-S02	Southern elevation of housing footprint	Soil	599	No	NAD-ORG	No	0.599	0.000	<0.001	104.00	0.0000	<0.001
7657-S03	South-western elevation of housing footprint	Soil	622	No	NAD-ORG	No	0.622	0.000	<0.001	105.00	0.0000	<0.001
7657-S04	South-western elevation of site	Soil	551	No	NAD-ORG	No	0.551	0.000	<0.001	100.00	0.0000	<0.001
7657-S05	Personal decontamination area	Soil	581	No	NAD-ORG	No	0.581	0.000	<0.001	100.00	0.0000	<0.001
7657-S06	South-western boundary of housing footprint	Soil	615	No	NAD-ORG	No	0.615	0.000	<0.001	102.00	0.0000	<0.001
7657-S07	North-eastern boundary of housing footprint	Soil	636	No	NAD-ORG	No	0.636	0.000	<0.001	101.00	0.0000	<0.001

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Trace Asbestos Detected means the results can be interpreted as containing detectable 'respirable' asbestos fibres as per AS 4964 (LOR 5 fibres).



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								Weight of AF/FA (g)	AF/FA (as 100% Asbestos in AF/FA) (%)	Sub-sample Weight (g)	Weight of AF/FA (g)	AF / FA (as 100% asbestos in AF/FA) (%)
7657-S08	Eastern negative air unit	Soil	625	No	NAD-ORG	No	0.625	0.000	<0.001	105.00	0.0000	<0.001
7657-S09	North elevation of housing footprint	Soil	575	No	NAD-ORG	No	0.575	0.000	<0.001	100.00	0.0000	<0.001
7657-S10	Northern corner of housing footprint	Soil	653	No	NAD-ORG	No	0.653	0.000	<0.001	101.00	0.0000	<0.001
7657-S11	Western negative air unit	Soil	589	No	NAD-ORG	No	0.589	0.000	<0.001	100.00	0.0000	<0.001
7657-S12	Western area of housing footprint	Soil	599	No	NAD-ORG	No	0.599	0.000	<0.001	102.00	0.0000	<0.001

Approved Identifier: 

Report Approved By: 

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## Asbestos Soil Sample Analysis Report Certificate No WA1712211017

<b>Client:</b>	Procurement and Capital Works	<b>Sampled By:</b>	██████████
<b>Client Contact:</b>	Ben McDuff	<b># of Samples Submitted:</b>	1
<b>Telephone:</b>	02 6205 9920	<b>Sampling Date:</b>	21/12/2017
<b>Email:</b>	<a href="mailto:Ben.McDuff@act.gov.au">Ben.McDuff@act.gov.au</a>	<b>Date Received:</b>	21/12/2017
<b>Project:</b>	J7657	<b>Identification Date:</b>	21/12/2017
<b>Site Location:</b>	32 Phillip Avenue, Downer ACT 2602	<b>Issue Date:</b>	21/12/2017

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								Weight of AF/FA (g)	AF/FA (as 100% Asbestos in AF/FA) (%)	Sub-sample Weight (g)	Weight of AF/FA (g)	AF / FA (as 100% asbestos in AF/FA) (%)
H/S-S01	Centre of hot spot area	Soil	611	No	NAD-ORG	No	0.611	0.000	<0.001	100.00	0.0000	<0.001

Approved Identifier:



Report Approved By:



**Notes**

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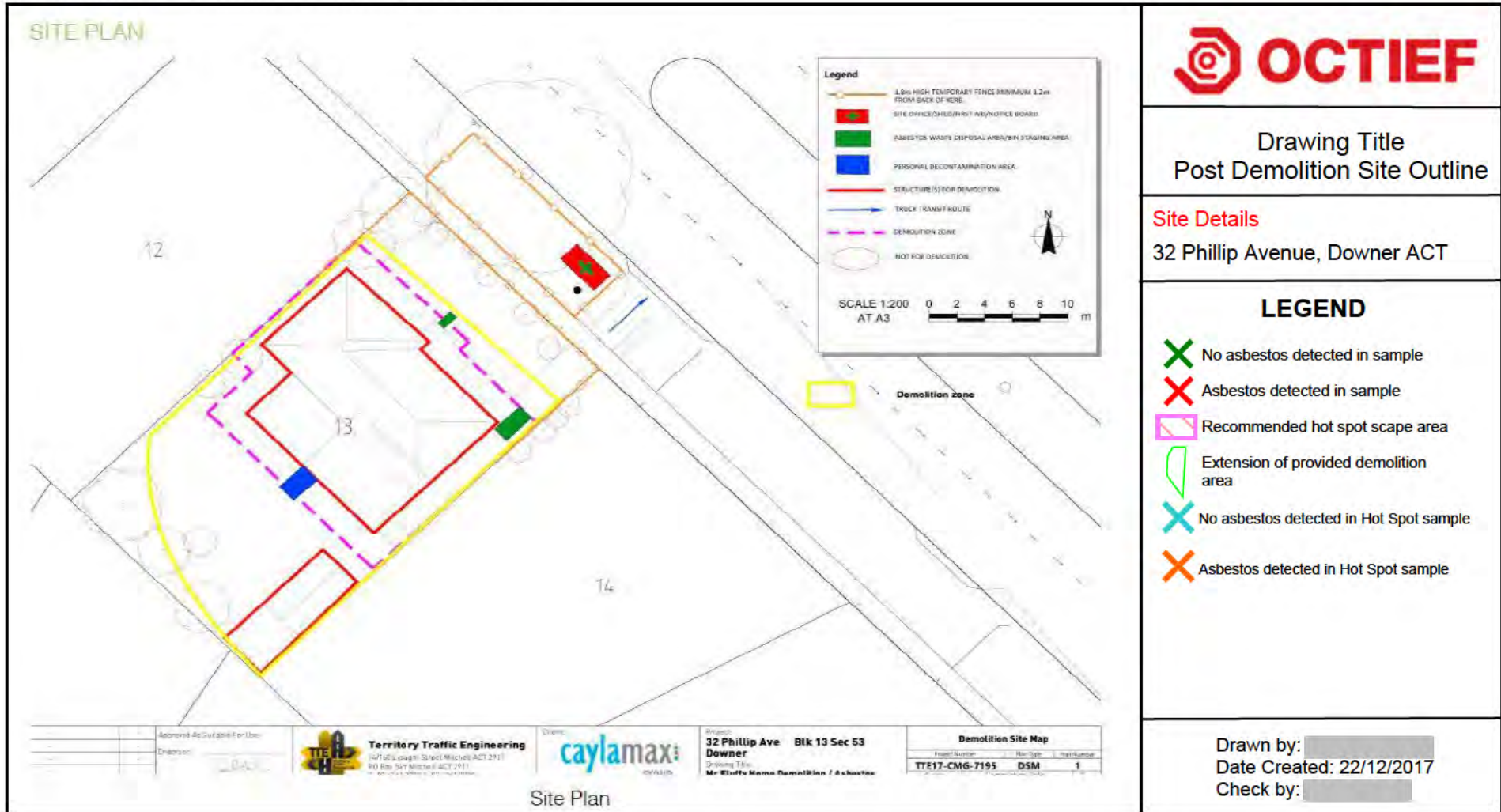
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**Attachment 2 – Confirmed Demolition Work Area**



### Attachment 3 – Site Photographs



Figure 1 Site overview of demolition footprint.



Figure 2 Site overview of demolition footprint.



**Figure 3 Soil validation sample location/s (from the left) view from the north-eastern corner of the housing footprint to the southern boundary corner: S01, S02, S03, S04, S05, S06, S07 and S10.**



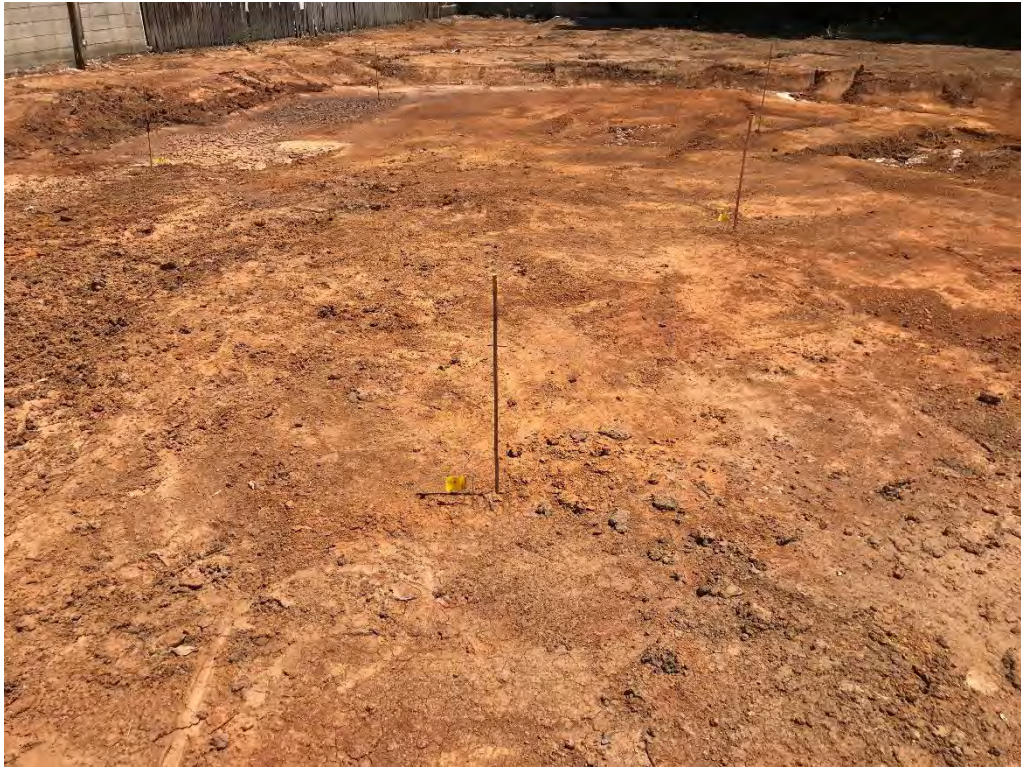
**Figure 4 Soil validation sample location/s (from the left) view from the northern elevation of the housing footprint to the western boundary/demolition corner: S05, S06, S12, S07, S11, S07, S08, S10 and S09.**



**Figure 5** Soil validation sample location/s (from the left) view from the northern elevation of the housing footprint to the southern boundary/demolition corner: S08, S01, S02, S07, S03, S06 and S05.



**Figure 6** Soil validation sample location/s (from the left) view from the northern elevation of the housing footprint to the western boundary/demolition corner: S06, S05, S12, S11, S10 and S09.



**Figure 7** Soil validation sample location/s (from the left) view from the centre of the housing footprint to the southern boundary/demolition corner: S02, S03, S08, S04, S07, S06 and S05.



**Figure 8** Soil validation sample location/s (from the left) view from the eastern boundary corner of the housing footprint to the northern boundary: S05, S12, S11, S10, S01, S06, S07 and S09.



Figure 9 Overview of the Hot Spot Soil Validation sample location.



Figure 10 Hot Spot Soil Validation sample location: H/S 7657-S01.

## **Attachment 4 – Clearance Certificate**

## PROJECT DETAILS

JOB NUMBER	KEF537	CLEARANCE DATE	9/12/2017
CLIENT	Caylamax Group	REPORT DATE	9/12/2017
CONTACT NAME	[REDACTED]	CONTACT NUMBER	[REDACTED]
SITE ADDRESS	32 Phillip Avenue Downer, ACT 2602		
SCOPE OF WORKS	Demolition and removal of remediated loose fill insulation house and impacted soil.		
SCOPE OF CLEARANCE	A thorough visual inspection was carried out of the removal and surrounding areas		
ASBESTOS CONTRACTOR	Caylamax Group	SUPERVISOR	[REDACTED]
ASBESTOS ASSESSOR	[REDACTED]	LICENCE NUMBER	[REDACTED]
LEGISLATION	Asbestos removal clearance certificate issued under regulations 473 & 474 of the Work Health Safety Regulation 2011		

## VISUAL CLEARANCE

	YES	NO	N/A
Did inspection of the specific work area detailed above find no visible asbestos remaining as a result of the demolition work carried out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was raking of the soil carried out within the demolition zone and no visible asbestos material as a result of the remediation work carried out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Did the inspection cover the whole site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Can the site be safely accessed and soil validation commence?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is a site plan attached showing the demolition zone?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have site photographs been included in this report?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## CONCLUSION

A thorough visual inspection and raking of the soil within the demolition zone was conducted and found **no visible asbestos material** from demolition work in the area or in the vicinity of the area where the work was carried out.

This area has been cleared for soil validation and the site can be handed over on successful completion of the soil validation.

**Note:** Asbestos material may be present within the soil at depth or outside the demolition zone. The site infrastructure on the block associated with the property, including the concrete paths/driveways, retaining walls, concrete slabs and subterranean pipework remain onsite. See attached site plan showing the demolition zone.

Kind Regards,

[REDACTED]

[REDACTED]

**Lab Manager**

PHOTOS



Driveway outside the demolition zone



Cleared area of the demolition zone



Cleared area of the demolition zone



Cleared area of the demolition zone



Cleared area of the demolition zone

SITE PLAN



Approved As Suitable For Use: Engineer:	<b>Territory Traffic Engineering</b> 11/160 Leunght Street, Mitchell ACT 2911 PO Box 545 Mitchell ACT 2911	Client: 	Project: <b>32 Phillip Ave Blk 13 Sec 53</b> <b>Downer</b> Drawing Title: <b>Mr Cluffe Home Demolition / Asbestos</b>	<b>Demolition Site Map</b> <table border="1"> <tr> <th>Project Number</th> <th>Plan Type</th> <th>Page Number</th> </tr> <tr> <td>TTE17-CMG-7195</td> <td>DSM</td> <td>1</td> </tr> </table>	Project Number	Plan Type	Page Number	TTE17-CMG-7195	DSM	1
Project Number	Plan Type	Page Number								
TTE17-CMG-7195	DSM	1								

Site Plan



## CHIEF MINISTER'S TALKBACK – HOT ISSUE

Complete and accurate as at: 15 March 2018

### ISSUE: Mr Fluffy - Griffith

#### Talking Points

- When the new owners of a sold Mr Fluffy block in Griffith commenced excavations, contaminated building materials were dug up, including bonded asbestos sheeting. A brick with amosite fibres attached was subsequently found.
- The source of the amosite fibres remains unclear. It could have been from buried building rubble from earlier work associated with previous extensions.
- While all reasonable steps are taken, and clearance reports are obtained from licenced asbestos assessors for each site, it remains possible that buried contaminants may be present deep below the demolition zone or on other parts of the site.
- This is a common issue across Canberra and is largely due to dated building practices which often involved burying building rubble and other waste on a site.
- Worksafe ACT has advised that it is not unusual when modern renovations or knock down rebuild works occur in established suburbs (particularly those that had dwellings constructed prior to 1990) that contaminants such as bonded asbestos sheets and fragments, paint tins, lead, treated wood, bricks, gyprock and other items are located.
- It would therefore be misleading to think such an issue only impacts blocks that used to house a dwelling affected by loose-fill asbestos.
- WorkSafe ACT's advice to tradespeople who may be undertaking building or renovation works on any site in an established area which results in excavation would be the same - that is, to be aware of the possibility that such contaminants may be located and take adequate precautions.
- Potential purchasers can have confidence that remediated blocks have had thorough soil testing undertaken and advice provided by a licenced asbestos assessor or soil validator that the demolition zone is clear of loose fill asbestos fibres and suitable for residential reuse.

#### Key Points

- Following the demolition of an affected house thorough soil testing for loose fill asbestos fibres is undertaken across the demolition zone.

- The demolition zone includes the area immediately around the house footprint and anywhere demolition equipment has operated.
- Soil validation specifically targets loose fill asbestos insulation. This process involves removing and testing an initial layer of 100mm of soil from the demolition zone.
- If asbestos fibres are found, further soil is removed and additional testing carried out. Based on negative test results the block is deemed suitable for residential reuse.
- In the case of 13 Mitchell Street Griffith, no positive results were returned from testing and consequently the property was assessed as suitable for residential reuse.

## **Background Information**

### Media Coverage

- On 28 February 2018 the Canberra Times ran a story about bonded asbestos sheeting and amosite fibres found on a brick while excavating a former Mr Fluffy block in Griffith sold at public auction in March 2017.
- On 1 March 2018 The Times ran a further story on another remediated block in Macquarie where remnants of bonded sheeting were found at the extremities of the block. This sheeting was subsequently removed by a licensed asbestos removalist.
- On 1 March 2018 the ACT Law Society publically stated that people bidding for Mr Fluffy blocks should get legal advice before buying a block as the contract prevents them from making any claim against the ACT Government in the event asbestos remains.
- A Canberra Times editorial on 1 March 2018 referred to the ACT Government's short sighted decision to scale back the level of "Mr Fluffy" block remediation work "has come back to bite the well-meaning purchasers of the rehabilitated land in the worst possible way".
- On 15 March 2018 the Canberra Times ran a further story about the former Mr Fluffy block in Griffith about the Government knocking back the owner's request for compensation.

## ISSUE: LOOSE FILL ASBESTOS INSULATION ERADICATION SCHEME

### OVERVIEW

#### Talking points:

- 1,023 properties in the ACT were identified as affected by Mr Fluffy.
- There are an additional 15 ‘impacted’ properties that need to be demolished in order to facilitate the safe and efficient demolition of an affected property.
- 2017 saw significant progress with the demolition program – 376 houses were demolished during the year through the Taskforce program.
- In total, 919 affected properties and one impacted property had been demolished through the Taskforce program as at 2 March 2018.
- Based on contracts awarded and current rate of demolition, it is anticipated that a further 5 affected properties owned by the Territory will be demolished by early April 2018.
- 35 homeowners have elected a future settlement date up to June 2020.
- 29 homeowners have chosen not to participate in the Scheme - of these 10 have already demolished privately.
- Homeowners remaining in, or tenanted, their property, are required to have an Asbestos Management Plan in place.
- The Taskforce Personal Support Team is making contact with homeowners and tenants to determine if they require further support from the Taskforce - 846 have indicated they no longer require assistance.
- There was media attention in early March 2018 in relation to ‘asbestos contamination’ unearthed during excavations on a sold Mr Fluffy block in Griffith, and the discovery of bonded sheeting on a yet to be sold block in Macquarie.
- Response to media in relation to Griffith was:
  - While all reasonable steps are taken, and clearance reports are obtained from licenced asbestos assessors for each remediated Mr Fluffy site, it remains possible that buried contaminants may be present deep below the demolition zone or on other parts of the site.
  - This is a common issue across many sites in Canberra and is largely due to dated building practices which often involved burying building rubble and other waste on site.

- Response in relation to Macquarie was:
  - Fragments of bonded sheeting were found near the fence on the back corner. This was not Mr Fluffy loose-fill asbestos.
  - This sheeting was removed by a licensed asbestos removalist and a clearance certificate has been issued by a licensed asbestos assessor.
  - While the source of the bonded sheeting is not known, it is possible that it may have been previously buried on site.

### Key Information

The Asbestos Response Taskforce (the Taskforce) manages the delivery of the Loose Fill Asbestos Insulation Eradication Scheme (the Scheme) and provides a single point of contact for the ACT Government and the community in relation to loose fill asbestos insulation. The Scheme is voluntary and affected homeowners may choose to privately sell, demolish or remain in their property in the medium term.

## 13 Mitchell Street Griffith:

- In the case of 13 Mitchell Street Griffith, no positive results were returned from testing undertaken following initial soil removal and consequently the property was assessed as suitable for residential reuse.
- The source of the amosite fibres at the site remains unclear. It could have been from buried building rubble from earlier work associated with previous extensions.
- While all reasonable steps are taken, and clearance reports are obtained from licenced asbestos assessors for each remediated Mr Fluffy site, it remains possible that buried contaminants may be present deep below the demolition zone or on other parts of the site.
- Worksafe ACT has advised that this is a common issue across many sites in Canberra and is largely due to dated building practices which often involved burying building rubble and other waste on a site.

Cleared as complete and accurate: 15/03/2018  
Cleared by: Wilhelmina Blount Director Ext: 70835  
Contact Officer Name: Graham Chadwick Ext: 54614  
Lead Directorate: Chief Minister, Treasury and  
Economic Development

**ISSUE: MR FLUFFY – 13 MITCHELL STREET, GRIFFITH**

**Talking points:**

- When the new owners of a sold Mr Fluffy block in Griffith commenced excavations, contaminated building materials were dug up, including bonded asbestos sheeting. A brick with amosite fibres attached was subsequently found.
- The source of the amosite fibres remains unclear. It could have been from buried building rubble from earlier work associated with previous extensions.
- While all reasonable steps are taken, and clearance reports are obtained from licenced asbestos assessors for each site, it remains possible that buried contaminants may be present deep below the demolition zone or on other parts of the site.
- This is a common issue across Canberra and is largely due to dated building practices which often involved burying building rubble and other waste on a site.
- Worksafe ACT has advised that it is not unusual when modern renovations or knock down rebuild works occur in established suburbs (particularly those that had dwellings constructed prior to 1990) that contaminants such as bonded asbestos sheets and fragments, paint tins, lead, treated wood, bricks, gyprock and other items are located.
- It would therefore be misleading to think such an issue only impacts blocks that used to house a dwelling affected by loose-fill asbestos.
- WorkSafe ACT's advice to tradespeople who may be undertaking building or renovation works on any site in an established area which results in excavation would be the same - that is, to be aware of the possibility that such contaminants may be located and take adequate precautions.
- Potential purchasers can have confidence that remediated blocks have had thorough soil testing undertaken and advice provided by a licenced asbestos assessor or soil validator that the demolition zone is clear of loose fill asbestos fibres and suitable for residential reuse.

## Key Information

Following the demolition of an affected house thorough soil testing for loose fill asbestos fibres is undertaken across the demolition zone.

The demolition zone includes the area immediately around the house footprint and anywhere demolition equipment has operated.

Soil validation specifically targets loose fill asbestos insulation. This process involves removing and testing an initial layer of 100mm of soil from the demolition zone.

If asbestos fibres are found, further soil is removed and additional testing carried out. Based on negative test results the block is deemed suitable for residential reuse.

In the case of 13 Mitchell Street Griffith, no positive results were returned from testing and consequently the property was assessed as suitable for residential reuse. Background Information – may not be suitable for public disclosure

## Background Information

### Media Coverage

- On 28 February 2018 the Canberra Times ran a story about bonded asbestos sheeting and amosite fibres found on a brick while excavating a former Mr Fluffy block in Griffith sold at public auction in March 2017.
- On 1 March 2018 The Times ran a further story on another remediated block in Macquarie where remnants of bonded sheeting were found at the extremities of the block. This sheeting was subsequently removed by a licensed asbestos removalist.
- On 1 March 2018 the ACT Law Society publically stated that people bidding for Mr Fluffy blocks should get legal advice before buying a block as the contract prevents them from making any claim against the ACT Government in the event asbestos remains.
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## ISSUE: LOOSE FILL ASBESTOS INSULATION ERADICATION SCHEME OVERVIEW

### Talking points:

- 1,023 properties in the ACT were identified as affected by Mr Fluffy loose fill asbestos.
- There are an additional 15 ‘impacted’ properties that need to be demolished in order to facilitate the safe and efficient demolition of an affected property.
- In total, 924 affected properties and one impacted property had been demolished through the Taskforce program as at 20 April 2018.
- 38 homeowners have elected a future settlement date up to June 2020.
- 29 homeowners have chosen not to participate in the Scheme – of these 10 have already demolished privately.
- Homeowners remaining in, or tenanting, their property, are required to have an Asbestos Management Plan in place.
- The Taskforce Personal Support Team is making contact with homeowners and tenants to determine if they require further support from the Taskforce – 876 have indicated they no longer require assistance.
- There was media attention in early March 2018 in relation to ‘asbestos contamination’ unearthed during excavations on a sold Mr Fluffy block in Griffith, and the discovery of bonded sheeting on a yet to be sold block in Macquarie.
- Response to media in relation to Griffith was:
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