

# Batlow Cannery demolition

**COUNCIL NAME**

Snowy Valleys Council

**WEB ADDRESS**

[svc.nsw.gov.au](http://svc.nsw.gov.au)

**SIZE**

8959 square km

**POPULATION**

14,532

## Overview

The Batlow Cannery demolition project commenced in December 2019 and was subsequently heavily impacted by bushfire in January 2020, drastically altering the original demolition scope. The bushfire caused the formerly bonded asbestos to become friable, dispersing around the site and thus requiring significant additional clean-up. The removal of above ground asbestos and dangerous structures now offers the opportunity for Council to potentially re-use / activate the site for business and community purposes.

## Background

The Batlow Cannery was an industrial site comprising approximately 2.5 hectares, operated as the Mountain Maid cannery up until the early 2000s. Since its closing, the property had sat idle with a number of large industrial buildings falling into a poor state of repair. Many of these buildings contained asbestos and required extensive remediation. Community consultation had identified the improvement of the derelict cannery site as a priority for the Batlow community. Council purchased the site in September 2019 with funds from the NSW Government's Stronger Communities Major Infrastructure Fund.

The Batlow Cannery site was then significantly impacted by the recent bushfires, resulting in the site being contaminated with ash and debris impacted with friable asbestos. Prior to the fire the asbestos on the site was considered largely non-friable and easily managed with the demolition being relatively straightforward.

The spread of the asbestos means that the ground which it lay upon was also considered contaminated and requires shallow scraping and disposal. Chemical analysis of the soil material needing disposal resulted in the waste being classified as Asbestos Contaminated Restricted Hazardous Waste and Asbestos Contaminated General Solid Waste.

This additional contamination and the required clean up and disposal significantly increased the scope of works and cost to demolish the site and achieve the original scope works for the demolition project.



## Objectives

The scope of works was complex and involved the following activities:

- Removal of asbestos and dilapidated structures to remove health risk to Batlow community.
- Attainment of site clearance (above ground asbestos - visual) upon completion of the clean-up works.
- Collaboration with the contractor and the environmental consultants to develop a rational scope of works and mitigate the risk of budget blowouts.
- Completion of the clean-up within three months.
- Safely undertake the works and pass all air monitoring tests.

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## Implementation

The post-fire clean-up project was completed using the following methodology:

- Negotiated as a variation to the contract for the original Batlow Cannery demolition project.
- Post bushfire scope of works was developed collaboratively with the contractor and the environmental consultants.
- Initial estimate of more than \$2M, the post bushfire target budget was reduced to \$881,000 through careful project management. Overall costs associated with the post-bushfire scope was \$854,000.
- On-site activities commenced in late Jan 2020 and were completed in April 2020 with site clearance obtained for above ground asbestos.

## Outcomes

The scope of work was developed, reviewed and rationalised between the project team (SVC, Contractor, SVC Enviro consultant, Contractor Enviro consultant) in order to efficiently deliver the works and mitigate the potential for budget blowouts. The works were delivered on time and under the target budget. The site clearance (above ground asbestos - visual) was obtained in April 2020. Council has produced a [short video](#) about the project.

The removal of above ground asbestos and dangerous structures offer the opportunity for Council to potentially re-use / activate the site or potentially lease to local businesses.

## Key Learnings

A key learning is the importance of working collaboratively with contractors and consultants to deliver outcomes. The next step is to develop a masterplan for the re-use of the site to benefit the community.

## Contact

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**This project was the 2020 winner of the Asbestos Management Award  
at the LGNSW Excellence in the Environment Awards**