



Bentley 360

The demolition of Brownlie Towers

What you need to know



In April 2018, the Minister for Housing announced that Brownlie Towers would be demolished and the vacant site incorporated into the Department of Communities' (Communities) Bentley 360 project area. The failures in the building's plumbing system has resulted in more than half of the 300 units deemed uninhabitable, while those dwellings that remain habitable do not provide modern and quality living standards for tenants.

In October 2018, experienced demolition contractor, Delta Group Pty Ltd, was awarded the contract to carry out the demolition works.

Understanding that some members of the public may have questions or concerns about the demolition works, this document seeks to provide answers to some commonly asked questions about the demolition process, along with Communities' redevelopment plans for the site.



Government of **Western Australia**
Department of **Communities**



When will the demolition of Brownlie Towers start, and how long will it take?

Demolition is expected to start in the first half of 2019 and will take approximately six months to complete. The exact timing for commencement is dependent on the successful relocation of the telecommunications infrastructure located on the roof of the Towers.

How will the buildings be demolished?

Both towers will be demolished floor by floor using excavators. No explosives will be used in the demolition process.

Prior to demolition, Delta Group will remove any hazardous materials for appropriate disposal.

During what hours will the demolition contractors be operating?

Delta Group will comply with the work hours stipulated in the demolition license to be obtained from the City of Canning prior to works commencing.

It is expected work hours will be from 7am to 7pm Monday through to Saturday.

Will the demolition works damage my home?

There will be no impact on any surrounding homes. Delta Group is required to prepare a detailed demolition plan to manage the process in a safe manner that minimises any impact on neighbours.

While works are not expected to cause any damage to nearby properties, Delta Group will offer homeowners of properties adjacent to Brownlie Towers the opportunity to undertake a dilapidation inspection and report prior to demolition works commencing.

This dilapidation inspection report will detail the condition of the home prior to demolition commencing. It will record any existing damage and the state of any aspect of the property in the unlikely event it is affected by demolition work. More information will be provided to residents prior to demolition commencing.

Will the demolition phase result in the closure of any roads? If so, for how long?

A Traffic Management Plan will be developed by Delta Group and approved by Communities and the City of Canning prior to works commencing.

Project vision: A community and its culture matter. By seeking out and adopting best practice in urban development, we aim to set a new standard in sustainable and affordable housing that will breathe new life into Bentley and create a place with a heart and soul, where people feel they belong.

Communities has identified five project objectives to achieve this vision: affordability, sustainability, place-making, inclusion, and commercial viability.

Will there be noise?

Given the scale of the demolition works, it is expected that there will be noise. However, this will be managed with the majority of works occurring during the specified hours of 7am to 7pm Monday through to Saturday.

Will there be dust?

Dust is an expected outcome of demolition works. Delta Group will take the necessary steps to manage the dust, including erecting appropriate fencing and using water as a suppressant.

Do the Brownlie Towers buildings contain asbestos and, if so, how will it be managed and disposed of?

The Brownlie Towers buildings do contain asbestos, which was a legal material used at the time of construction. Delta Group is licensed by the State Government to remove and dispose of asbestos in accordance with all State and Federal laws, and to the highest level of safety standards.

Communities has also engaged an environmental consultant to independently monitor the removal of hazardous materials throughout the demolition process to ensure compliance with the necessary safety standards.

Is there a health risk to me?

Hazardous materials contained in the buildings will be properly handled and disposed of by Delta Group, and overseen by an independent environmental consultant.

What will happen to the waste generated from the demolition?

Delta Group places a high priority on recycling waste materials and will use facilities in proximity to the project to maximise recycling. Empty oil and chemical containers such as metal or plastic drums will be returned to the supplier for reuse or recycled where possible.

Additionally, infrastructure including the two large shelters in the middle of Brownlie Towers, as well as the bench seats in front of Block A and the bins will be reused in future parklands.

What will happen to the site after demolition has been completed?

Once demolition has been completed and the site cleared from all debris to an acceptable standard, the temporary facilities, such as the site office and toilets will be removed from the site.

Once a development partner has been appointed for the Bentley 360 project, the site will be developed in line with the Bentley 360 project vision and objectives.

What will happen to the art murals that are currently on Brownlie Towers?

The majority of the artwork has been painted on plywood, which will be removed from the building prior to demolition for re-use in the future development.



What are the future plans for the Bentley 360 site?

The Bentley 360 project provides an exciting opportunity for Communities and its future development partner to drive one of the most significant medium-to-high density urban infill developments in Western Australia.

Plans for the project include the delivery of 1500 new dwellings, a revitalised multipurpose civic and community facility, quality landscaped parklands and a vibrant village centre that will create new employment opportunities and stimulate the local economy.

Who is developing the site?

Communities is currently undertaking a procurement process to identify a suitably qualified and experienced development partner to develop the Bentley 360 site. The future development partner will be the developer that best responds to the vision and objectives of Bentley 360 and provide strong strategic alignment.

It is expected the development partner will be appointed in 2020.

Who do I contact for further information, and how will I be kept informed of any future plans?

For information relating to the demolition of Brownlie Towers, contact Delta Group at:
deltawa@deltagroup.com.au

For information relating to the Bentley 360 project, or to sign up to receive the latest project news or information, email the Bentley 360 project team at:
bentley360.housing@communities.wa.gov.au

Housing.wa.gov.au/Bentley360