



## DEMOLITION MANAGEMENT SPECIFICATION

THE PROCEDURES TO BE TAKEN BEFORE AND DURING THE DEMOLITION WORKS SHALL BE IN ACCORDANCE WITH AS 2601-2001 DEMOLITION OF STRUCTURES AND THE FOLLOWING ADDITIONAL REQUIREMENTS:

### 1.0 General

- 1.1 In addition to complying with the above mentioned Australian Standard the demolition works will also comply with the Building Regulations applicable to the state of Victoria and the following Australian Standards and Codes of Practice:
- a) AS 2436 - 1981 Guide to Noise Control
  - b) O.H & S. - Code of Practice for Demolition - (1991 No 14)
  - c) O.H & S. - Code of Practice for Building and Construction Workplaces - (1990 No 13)
  - d) O.H & S. - (Asbestos) Regulations - 2003
  - e) Occupation Health and Safety (Asbestos) Regulations 1992

- 1.2 An outline of the extent of the demolition is shown on the Working Drawings. These drawings are not intended to be a complete statement of the works.

### 2.0 Demolition and Removal:

- 2.1 I have inspected the site and have made my own assessment of the prevailing site conditions, including the position of all existing services, the extent of all demolition, etc., the nature of the access together with the requirements of all other works necessary to facilitate the completion of the contract.

### 3.0 Precautions Prior to Demolition Works:

Demolition will not commence until the precautionary measures have been inspected and approved by the relevant Building Surveyor.

- 3.1 Security fencing shall be provided around the perimeter of the demolition site and any additional precautionary measures taken, as may be necessary to prevent unauthorised entry to the site at all times during the demolition period.
- 3.2 Notices lettered "Danger! Demolition in Progress" or a similar message shall be fixed to the ending at appropriate places to warn the public.
- 3.3 The erection of hoardings, outriggers and scaffolding shall be constructed in accordance with the requirements of the Responsible Authorities and the applicable Australian Standards.
- 3.4 All electrical, gas, water, sewer, steam and other service lines not required in the demolition process shall be shut off, capped or disconnected at or outside the building line, before the demolition works commence.
- 3.5 The relevant statutory authorities shall be notified in advance and their approvals or services, if necessary shall be obtained.
- 3.6 Any service retained for demolition will be adequately protected and if necessary, arrangements shall be made with the relevant authority to fully protect any overhead wires.
- 3.07 The necessary permits and consents will be obtained from the appropriate authorities before demolition works begin for any building that is classified as a Historic Building, Heritage Building, listed in the National Trust or a building that is significant or of special interest, or a building that requires a Town Planning Permit from the relevant Council.

### 4.0 Other Precautions

- 4.1 An approved asbestos removalist will be appointed to determine as far as practicable, whether asbestos is present in the workplace, prior to the demolition works taking place.
- 4.2 The approved asbestos removalist will provide documentary evidence stating that he/she is registered by the Health and Safety Organisation as a Grade A or Grade B removalist.
- 4.3 The handling of materials containing asbestos shall be in accordance with the Occupational Health and Safety (Asbestos) Regulations 2003.
- 4.4 Prior to the commencement of demolition, the building site shall be examined by the principal contractor and a competent specialist, to determine as far as practicable, the presence of any noxious, toxic or explosive material or other conditions that could become dangerous or disturbed during the demolition. The nature and location of each hazard shall be recorded and noted to the relevant Building Surveyor.
- 4.5 Due care must be exercised when demolishing building/s that contain hazardous materials.
- 4.6 Adequate fire extinguishing equipment will be available on site at all times and the principal contractor and his or her employees shall be trained in its use in combating class A, B and C type fires.

### 5.0 Precautions During Demolition Works

Demolition and removal of the building shall be undertaken in a careful and proper manner and with a minimum disturbance to the adjoining owners and to the public and the occupants.

- 5.1 All excavations must be fenced or guarded against being a danger to life or property. No excavations will occur which are greater than 1m in depth.
- 5.2 Manual demolitions will be conducted on non-load bearing brick and timber walls and the roof. The building will be completely stripped leaving the skeleton of the building for mechanical demolition.
- 5.3 Mechanical demolition will be achieved by Jack Hammering, drilling and other mechanical means of non-load bearing and non-prestressed concrete where necessary. Rope pulling of brick walls will also be used. Mechanical machinery will be used to completely demolish the remaining skeleton of the building.

- 5.4 All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed member is removed.
- 5.5 Dust creating materials shall be lowered by hoisting apparatus or removed by material chutes.
- 5.6 Walls on the boundary will be demolished by hand.
- 5.7 Walls shall not be left free standing without temporary bracing or supports.
- 5.8 No wall, chimney or other structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration.
- 5.9 Any asbestos present in the building shall be removed by a registered asbestos removalist.
- 5.10 Procedures and method of demolition will be adequate to prevent injury to persons and avoid damage to neighbouring property.
- 5.11 The plant equipment shall be adequately maintained as per the Occupational Health and Safety (Plant) Regulations.
- 5.12 Facilities and equipment as described in the Code of Practice for asbestos removal shall be provided where necessary.
- 5.13 Containers for the disposal of debris shall be provided.
- 5.14 No material will be left on site as to cause danger to the public.
- 5.15 No material will be dropped more than 2m in height.
- 5.16 No combustible material and rubbish will be left on site as to cause a fire hazard.
- 5.17 No burning of any debris will occur on site.
- 5.18 Explosives shall not be used during demolition process.

### 6.0 Completion

The site shall be cleared of all debris to the satisfaction of the Relevant Building Surveyor.



# DEMOLITION MANAGEMENT PLAN

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J.D. EVANS and COMPANY PTY. LTD.  
BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE

**J.D. EVANS and COMPANY**  
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PROJECT  
**PROPOSED ALTERATIONS/ADDITIONS**  
No. 34 PLATEAU ROAD  
BILGOLA PLATEAU N. S. W. 2107  
CLIENT  
**CRAIG & NICOLE LESTER**

DATE 19/04/2024 SCALE 1:100  
DRAWN JDE CHECKED  
DRAWING No. 2156-11 ISSUE