DEMOLITION PROCEDURE

A- PROPOSED METHOD - DISMANTLE ROOF,TIMBER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND RE USE, REMOVAL OF ALL GLASS AND WINDOWS FOR RE USE, BRICK WALLS TO BE DISMANTLED BY HAND AND SOLD, ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING, INTERNAL GYPROCK WALLS AND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAING MATERIAL WOULD THEN CONSIST OF CONCRETE SLABS AND VERANDAHS AND CONCRETE DRIVEWAYS AND CARPARKING. CONCRETE IS TO BE DELIVERED TO RECYCLERS FOR RECYCLING.

B.POLLUTION - AS PER ABOVE.

C.ASBESTOS - FIBRO SHEET WHERE ENCOUNTERED WILL BE DISPOSED OF BY BAGGING WITH PROTECTIVE CLOTHING AS PER REGULATION AND DELIVERED AT THE APPROPRIATE AREA OF TIP.

D.EXISTING SERVICES - ELECTRICITY TO BE DISCONNECTED AS PER REQUIREMENTS AND RECONNECTED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF WHERE REQUIRED. WATER SUPPLY TO BE CAPPED OF ENTIRE NECESSARY TO ALLOW FOR CONSTRUCTION. TELEPHONE LINE TO BE RELOCATED IF NECESSARY TO TELSTRA REQUIREMENTS.

POLLUTION CONTROL

ACCESS POINTS SHOULD BE STABILISED TO THE FOLLOWING CRITERIA:
STABILISED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH
- AGGREGATE SIZE 50MM, OR RELCAIMED OR RECYCLED CONCRETE EQUIVALENT
-THICKNESS: NOT LESS THAN 150MM
-WIDTH: 3M MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF VEHICLE ACCESS.
-LENGTH: AS REQUIRED, BUT NOT LESS THAN 10M
-FILTER CLOTH: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.
THE LOCATION OF ANY WASH DOWN AND BRICKPAVING CUTTING AREAS ARE LOCATED UPSTREAM OF THE SEDIMENT FENCE WITH TRENCHING OR SMALL PONDS TO COLLECT WASTE WATER.
THE KERB IS TO BE SWEPT DAILY, AND THE SEDIMENT IS TO BE COLLECTED AND RETURNED TO SITE.
THE DUST FROM THE SITE IS TO BE MANAGED TO PREVENT SIGNIFICANT ADVERSE IMPACT ON NEIGHBOURING SITES. REGULAR MONITORING AND MAINTENANCE OF THE ABOVE POLLUTION CONTROLS ARE TO BE UNDERTAKEN.

WATER SUPPLY

THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:
1. WHERE A WATER MAIN TRAVERSES A PROPERTY (AND WHERE A WATER MAIN IS OUTSIDE THE PROPERTY BOUNDARY BUT PROPOSED DEMOLITION WORKS MAY IMPACT ON THE WATER MAIN'S PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE WATER NETWORK SURVEY PLANS OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW WATER ASSET LOCATIONS (INCLUDING MAINS, VALVES AND HYDRANTS) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS TO SITE BOUNDARIES).
2. IDENTIFY THE LOCATION OF THE ISOLATION VALVE AND WATER METER ON THE SITE PLAN (WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES).
3. RECORD THE CONDITION OF THE WATER CONNECTION PIPE, ISOLATION VALVE, WATER METER, VERGE HYDRANTS, VERGE NETWORK VALVES, ETC. CALL TO REPAIR DAMAGED COMPONENTS. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.
4. ENGAGE A LICENSED PLUMBER TO DISCONNECT THE INTERNAL PLUMBING SERVICE AT THE WATER METER BEFORE ANY DEMOLITION WORKS COMMENCE.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, INSTALL A TEMPORARY HOSE COCK ADJACENT TO THE METER. RETAIN THE METER, METER BOX AND HOSE COCK FOR THE DURATION OF ANY BUILDING WORKS. IDENTIFY, FLAG, BARRICADE AND PROTECT THE METER ASSEMBLY FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE. TO AVOID ACCIDENTAL WASTAGE, TURN OFF THE ISOLATION VALVE UNTIL REQUIRED.
6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION AND REMOVAL OF THE METER MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL.
7. FLAG AND PROTECT NETWORK ISOLATION VALVES AND HYDRANTS (ON THE VERGE) FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE.
8. ADVISE THAT THE DEMOLITION IS COMPLETE.

SEWER CONNECTIONS

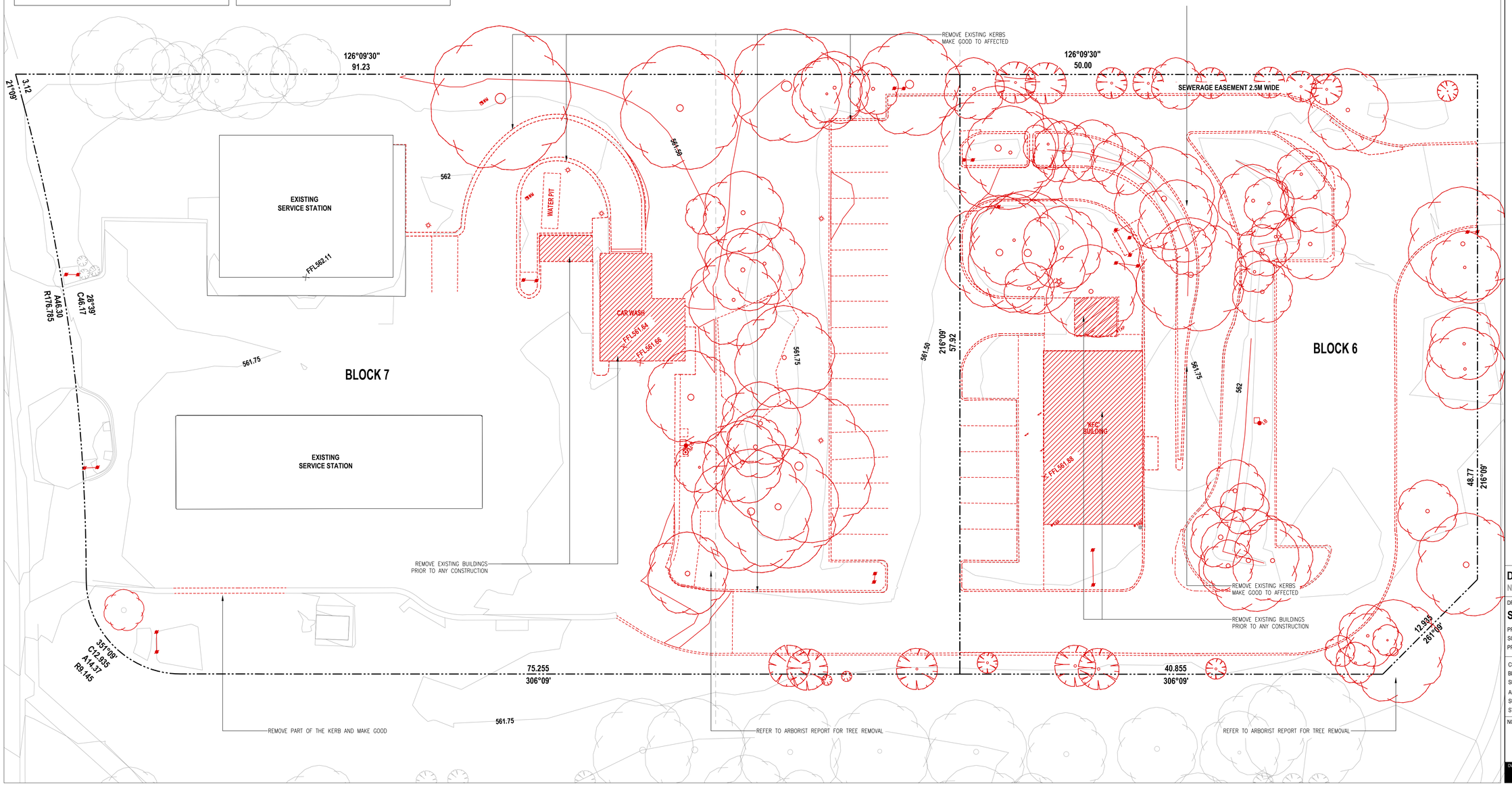
1. WHERE A SEWER MAIN TRAVERSES A PROPERTY OR A SEWER MAIN IS OUTSIDE THE PROPERTY BOUNDARY (AND PROPOSED DEMOLITION WORKS MAY IMPACT ON THE SEWER MAIN'S PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE SEWER NETWORK SURVEY PLANS OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW SEWER ASSET LOCATIONS (INCLUDING MANHOLE, BOUNDARY RISER AND TIE LOCATION) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES).
2. RECORD THE CONDITION OF MANHOLE COVERS, ETC. CALL TO REPAIR DAMAGED COMPONENTS. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.
3. ENGAGE A LICENSED DRAINER TO DISCONNECT THE INTERNAL SANITARY DRAINS BEFORE ANY DEMOLITION WORKS COMMENCE. THE DISCHARGE OF DEBRIS, STORMWATER OR OTHER UNAPPROVED LIQUID WASTES (OTHER THAN DOMESTIC SEWAGE) IS AN OFFENCE UNDER THE UTILITIES ACT 2000.
4. IDENTIFY, FLAG, BARRICADE AND PROTECT THE SANITARY DRAINAGE 'RISER' (IF INSTALLED) AND MANHOLES FROM DEMOLITION OPERATIONS.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, SANITARY DRAINS ARE TO BE TEMPORARILY SEALED OFF BY CAPPING NO CLOSER THAN 3 METRES FROM THE TIE. EXCAVATION AND CAPPING IS TO BE UNDERTAKEN BY LICENSED DRAINERS AT THE CUSTOMER'S EXPENSE. THE CAPPING POINT IS TO BE STAKED BEHIND THE CAP AND IDENTIFIED AT GROUND LEVEL. NOTE: THE SUBSEQUENT BUILDING CONTRACTOR WILL BE REQUIRED TO MAKE A NEW SANITARY DRAINAGE CONNECTION AT THE DESIGNATED TIE (NOT AT THE TEMPORARY CAP). THIS MAY REQUIRE THE REMOVAL OF OLD JUMP-UPS IN THE CUSTOMER'S SANITARY DRAINS. WHEN THE TIE IS EXPOSED IT IS DESIRABLE TO ASK TO INSPECT THE BRANCH-LINE TO ENSURE IT IS IN GOOD CONDITION.
6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION MAY BE REQUIRED.
7. ADVISE THAT THE DEMOLITION IS COMPLETE.

LEGEND:

- TO BE DEMOLISHED
- TO BE RETAINED

NOTE:

REFER TO ARBORIST REPORT AND THE TREE MANAGEMENT PLAN FOR REMOVAL OF TREES AND ACTIVITIES AROUND THE TREES.



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GENERAL NOTES:

ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.
A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.
ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS1684 'THE NATIONAL TIMBER FRAMING CODE'. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARD.
ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS2870 'RESIDENTIAL SLABS & FOOTINGS CODE' INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.
ALL STORM WATER DRAINAGE & SEWERAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE NCC & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED RAINWATER TANK OR SEPTIC SYSTEM.
ALL LINTELS, BEAMS, & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.
PROVIDE TERMITE CONTROL TO SUB-FLOOR IN ACCORDANCE WITH THE NCC & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANT CAPPING AND TERMITE BARRIER.
THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
ALL WET AREA FIXTURES SHALL BE TO CLIENT'S SELECTION OR INCLUSIONS LIST AND SATISFY THE APPROPRIATE WELS RATING.
ALL WINDOWS TO BE CERTIFIED TO MEET THE REQUIRED ENERGY RATING SPECIFICATION AND BE INSTALLED WITH FLASHINGS TO PREVENT WATER INGRESS.

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AMENDMENTS

REV.		
A	1. DA DOCUMENTATION	01.09.2023

DA DOCUMENTATION
NOT FOR CONSTRUCTION

DRAWING
SITE DEMOLITION PLAN

PROJECT	149 CANBERRA AVENUE
SCALE	1:200 @ A1
PRINT DATE	01.09.2023
CLIENT	SPUNLOCK PTY LTD
BLOCK	06/07
SECTION	07
ADDRESS	149 CANBERRA AVENUE
SUBURB	FYSHWICK
STATE	ACT
NORTH	
PROJECT NO.	21106
REVISION	A
REVISION DATE	01.09.2023
DRAWN	AB/SS/AD

DWG NO **A102**