

Demolition Application Requirements

The following information is required to accompany an application for demolition. These details must be submitted to Council with the appropriate application form and payment of the required fees. If you wish to discuss your application and any of these requirements, contact Council's Planning and Environment Division on (02) 4645 4608.

Required Information/Documentation

1. Application Form and Fees

A completed Land Use Application form (available on Council's website) and payment of the relevant application fee. Contact Council's Development Services Section on (02) 4645 4608 for the applicable fee.

2. Demolition Work Plan (four copies required)

The demolition of structures is to be carried out by a person/s with suitable expertise or experience. A detailed work plan prepared in accordance with Clause 1.7.3 of Australian Standard AS2601-2001 shall be submitted to Council for approval. The work plan shall include but not be limited to matters listed hereunder:

- The location of the site on which the structure to be demolished exists (showing all structures, trees and a north point).
- The overall height of the structure above ground level and the least distance from the structure to each site boundary and/or a building on adjacent lands.
- A brief description of the type of building (occupancy class), its structural support system and the principal materials of its construction.
- Where demolition of a swimming pool is proposed, the applicant shall identify the type of pool to be demolished (above ground, in-ground, fibreglass, in-ground concrete) and the method proposed.
- A description of the methods of demolition proposed to be used and the number and types of major items of equipment proposed for implementing those methods.
- A description of the methods proposed for handling and disposing of demolished materials and in particular, of hazardous materials.
- A description of the proposed sequence of carrying out the demolition works and an estimate of the time, in days, that it is likely to take to complete all or each of the stages of the work.
- Any other plans, illustrations, or written documents as may be necessary to clearly define and justify the proposed demolition.
- A written statement by a competent person that subject to any conditions that may be prescribed in the statement, the proposals contained in the work plan comply with the safety requirements of this Standard.

3. Other Documents

- Full details (including details of current licences) of the demolition company engaged to undertake the works.
- A copy of the demolition contractor's current public liability certificates.
- Full details of the proposed methods proposed to prevent air, noise and water pollution (including emergency response)
- Section 1 of Council's pro-forma Waste Management Plan (DCP 95) is to accompany the Work Plan outlining the type and amount of waste to be generated, proposed re-use or on-site recycling methods, proposed contractor and recycling outlet for recyclables, proposed contractor and landfill site for non-recyclables (including hazardous materials).

4. Demolition Activities

- **All demolition work** shall comply with the Australian Standard AS2601-2001- The Demolition of Structure.
- **Security fencing** such as hoardings shall be provided around the perimeter of the demolition site prior to work commencing to prevent access by unauthorised persons at all times during the demolition period. Approval of the fencing shall be received from Council prior to erection.
- **Demolition is not to be conducted** in high winds to ensure dust does not spread beyond the site boundaries.
- **All lead contaminated materials** identified in the building shall be handled and disposed of in accordance with the NSW Environmental Protection Authority's requirements.
- **Dust controls** shall be implemented on site prior to and during demolition.
- **Should any asbestos be identified in the building**, it shall be removed and disposed of in accordance with the requirements of WorkCover.
- **All trucks/trailers entering or leaving the site** shall have their loads adequately covered. A sign indicating this shall be placed at the entry to and exit from the site.
- **Temporary toilet** facilities shall be provided on the site until all demolition work is completed.
- **Demolition work on site shall occur** between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and Public Holidays	No Work

These time restrictions are determined by the EPA and are designed to ensure that occupants of neighbouring property are not unduly affected by noise.

- **Demolition Noise** - the LA 10 (15min) noise level must not exceed the background noise levels measured at the nearest affected residence by the following criteria:

20dB(A) (Demolition) work period up to four weeks

10dB(A) (Demolition) work period greater than four weeks and not exceeding 26 weeks

5dB(A) (Demolition) work period exceeding 26 weeks

These are levels determined by the EPA and are designed to ensure that occupants of the neighbouring property are not unduly affected by noise emanating from the site.

- **Where filling of a swimming pool is proposed**, the applicant shall certify that the fill to be used is clean fill and shall provide certification that the fill has been compacted.

Note: Further information is available from the Environmental Protection Authority (131 555) and WorkCover NSW (Work safety 131 050)