
Commercial
Domestic
Industrial

ABN: 25 080 006 364



Fully Insured
Fully Licensed

CBD-L: 63334/ BD-L: 23093

Demolition 37 Riverview Terrace Belmont 3216

Property address: 37 Riverview Terrace Belmont 3216

Demolition Scheduled Start - TBC, Once Building Permit is issued.

Preliminary Structural Investigation:

- Structures will be demolished in accordance with Building Regulations 2018 and Australian Standard 2601-2001 Demolition of Structures.
- Identify materials – primary, structural and secondary lining materials.
- Locate hazardous substances & materials. Notify authorities as required by OH&S legislation. Material Identification Report shall be provided for all demolition works.
- Identify any special structural systems; post tensioning, bracings systems, elements resisting horizontal loads, elements resisting vertical loads, etc.

Preliminary Services Investigation:

- Identify and locate services and supply mains – water, electricity, gas and extent of reticulation to be completed by plan group.
- Identify and locate emergency services, ie. Fire alarms and fire suppression equipment.
- Establish nature, location and extent of other services; sewer, drainage, air conditioning, lifts etc.
- Establish if any implied easements (sewer plot plan) and do not disturb.
- Where buildings are located over easement, ensure the removal of structure and footing system can be undertaken without disturbing assets within the easement.

Site Control:

- Experienced demolition personnel will be on site at all times.
- Identify and locate underground services points of entry to site.
- Locate depths of adjoining footings where building being demolished is close to boundary or is likely to have effect on adjoining property. Notify building surveyor for serving of protection notices if any form or protection of adjoining footings is required.
- Examine and record condition of adjoining building particularly where they abut the property boundary.
- Determine what measures are adequate and ensure they are undertaken to protect boundary fences and adjoining property.
- Identify and locate any common support structure for adjoining property.

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- Determine location of any underground tanks or the like.
- Determine suitable site entry points for personnel and plant, equipment etc and routes for access and egress from site for vehicles.
- Adequate measures for protection of public are to be in place and maintained at all times.
- Determine crossing and infrastructure protection by hoarding, crossover boarding etc
- Temporary fencing to be erected and maintained where required.
- Projections over street alignment for public safety are to be maintained and in accordance with Councils Regulation 116 Report and Consent and Traffic Management Plan (where applicable)
- Determine if protective out riggers to guard against danger to life or property as required.
- Notices displaying 'Danger Demolition Works In Progress' or similar are to be fixed to the hoarding / site fencing.

Demolition Work Plan:

- Disconnect all services, power, water, gas etc to be completed by plan group.
- Where appropriate, ensure the inspection of building/s for the recording of existing defects.
- Determine storm water and sewer drains locations and seal at point of discharge to be completed by plan group.
- Undertake any adjoining property protection as determined and agreed by the Building Surveyor and provide temporary wall bracing and shoring where required (not required)
- Have all asbestos products (where required) removed by an accredited asbestos removalist prior to demolition as per current legislation and Victorian Workcover / OH&S safety requirements. Supply an asbestos clearance certificate to the Relevant Building Surveyor.
- Demolition works shall not commence until the precautionary measures have been inspected and approved by the Relevant Building Surveyor.
- Demolition works adjacent property boundary are not to be undertaken while the adjoining property rear yard is being occupied/used by land occupiers or children. Notification is required to guard against danger.
- Secure the site, close off access to public and display appropriate signage. Site shall be fenced or suitably barricaded to prevent public access during demolition works and made safe at night. Security fencing shall be provided around the perimeter of the demolition site, including any additional precautionary measures taken to prevent unauthorized entry to the site at all times. Security fencing shall be the equivalent of chain wire as specified in AS1725.
- All excavations are to be protected by hoarding or fencing as appropriate.
- Care shall be taken to keep dust emanation from the site to a minimum. Water and shade cloth to be utilized where necessary.
- Remove loose and attached equipment, fittings and built in fixtures, internally and externally.

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Where the demolition site adjoins a neighboring property or public thoroughfare, the common boundary between them shall be fenced for its full length with a hoarding, unless the distance between the boundary and the nearest parts of the structure is twice the height of the structure.

- All recyclable materials to go to appropriate recycling companies.
- Remove internal lining.
- Remove plumbing, gas, electrical reticulation.
- Demolition to commence once hazardous materials have been removed.
- The building is to be demolished using an excavator with demolition attachments.
- Progressively demolish building, working top to bottom.
- demolition will commence from the south of building, progressively working North and loading demolition materials progressively.
- Once building is demolished, concrete slab to be removed, progressively loading out for recycling.
- Remove footings.
- Clean up site excavations to be checked for hazards, clean site entry points and infrastructure where necessary.
- Non hazardous materials to be dumped at an approved landfill and hazardous waste dumped as per E.P.A requirements.
- All works will be undertaken in a safe and workman like manner & completed within approximately 7 days upon commencement of works..

Daily Site Management:

- All openings, elevated free edges are properly guarded.
- Temporary hoarding, bracing, shoring and propping is tight and secure and in place as required to protect public.
- All potential fire and safety hazards are eliminated and services disconnection are secured.
- All hazardous materials are removed or covered as required by OH&S legislation.
- Partly demolished elements are stabilized and loose materials are secured against inclement weather. No wall, chimney or other structure shall be left unattended or unsupported in a condition that it may collapse due to wind or vibration or any other means unstable or dangerous.
- Emergency access routes are clear of debris at all times.
- No materials are to be burnt onsite.
- Any fires or embers are properly extinguished.
- All boundaries are secured against unlawful entry with adequate signage erected.
- Public access ways, footpaths thoroughfares are clear of demolished materials and any hazards are properly lit, guarded and marked.

Completion of Works:

- Upon completion of works and removal of all debris and demolished materials from the site, notification/request to be made to the Relevant Building Surveyor for a final inspection.

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Heritage Safeguard:

The works involve:

- Full demolition of the rear of the dwelling
- Removal of the roof structure
- Removal of all external fabric, doors, windows, and leadlight glazing
- Retention and protection of front façade and heritage-significant elements
- Safeguarding of heritage fabric throughout demolition and reconstruction phases

HERITAGE RETENTION OBJECTIVES

To ensure:

- No damage to retained heritage fabric
- Structural stability of retained elements during demolition
- Weatherproofing to protect from moisture and environmental exposure
- Safe removal of delicate heritage components for potential reinstatement
- Full compliance with heritage and planning requirements

DEMOLITION PLAN OVERVIEW

All works to be carried out in accordance with an approved Demolition Plan, including:

- Clear identification of retained vs demolished elements
- Mark-up of heritage items to be protected
- Staging of works to prioritise protection of sensitive components
- Physical barriers, exclusion zones, and access routes clearly noted

STRUCTURAL PROPPING & STABILISATION

To support and stabilise retained elements during demolition:

Façade Retention System

- A temporary steel propping system (façade retention frame) shall be designed by a qualified structural engineer.
- Props to be installed prior to any structural disassembly, especially before roof removal.
- System to prevent movement, cracking, or collapse of heritage façades.

Load Transfer

- Temporary beams or bracing may be required to redistribute loads away from heritage elements.
- Non-invasive fixing methods to be used where possible to avoid damaging historic fabric.

Vibration Monitoring

- A vibration monitoring system to be installed around retained elements to detect potential damage during mechanical demolition.
- Use of hand demolition techniques near sensitive areas.

. WEATHERPROOFING & ENVIRONMENTAL PROTECTION

To protect heritage fabric from weather, moisture, and exposure:

Temporary Roofing & Sheeting

- Heavy-duty tarpaulins, shrink-wrap sheeting, or scaffold-mounted canopy system to cover

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- exposed structure.
 - To be installed immediately after roof removal and maintained throughout works.
- Sealing of Openings
- All window and door openings to be boarded up or fitted with temporary weatherproof panels.
 - Use of breathable materials to allow moisture to escape while preventing ingress.
- Drainage & Water Runoff
- Ensure adequate site drainage to prevent pooling or water ingress around retained elements.
 - Downpipes or temporary gutters to be installed to redirect water flow.

REMOVAL AND STORAGE OF HERITAGE ELEMENTS

Windows, Doors & Leadlight Glazing

- To be carefully removed by experienced contractors.
- Manual tools only, no power tools near fragile glazing.
- Each item to be catalogued, photographed, and tagged for future reinstatement.

Secure Storage

- Removed items to be wrapped in protective materials (foam, acid-free paper, timber crates).
- Stored in a climate-controlled, secure location on or off-site.
- Inventory log to be maintained and reviewed by heritage consultant.

DAMAGE PREVENTION MEASURES

- No demolition machinery to operate within designated exclusion zones adjacent to retained heritage elements.
- Dust suppression measures (e.g. misting, vacuum extraction) to be used at all times.
- All workers to be briefed on heritage protection protocols prior to site entry.
- A site heritage supervisor to monitor all demolition works and intervene if risks to heritage fabric arise.

INSPECTION & MONITORING

- Regular inspections by a heritage consultant during all demolition stages
- Photographic condition reports to be prepared:
 - Pre-demolition
 - Mid-demolition
 - Post-demolition
- All reports to be submitted to [Local Heritage Authority] for review
- Monitoring of cracks, settlement, or displacement in retained elements

DOCUMENTATION

All relevant documentation must be available on-site:

- Approved Demolition Permit
- Structural Engineer's Propping Plan
- Heritage Impact Statement
- Condition Reports
- Inventory of Removed Heritage Items

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- Emergency Contacts

REINSTATEMENT STRATEGY (Post-Demolition)

- Retained heritage fabric to be cleaned, repaired, and reinstated during construction phase as per conservation guidelines.
- All removed doors, windows, and leadlight glazing to be reinstated or conserved as part of final restoration works.
- Replacement materials (if needed) to match original in design, material, and craftsmanship.

PLAN DRAWING (TO BE APPENDED)

All relevant demolition and protection details must be shown on the Demolition Plan Drawing, including:

- Extent of demolition
- Retained heritage areas (highlighted)
- Locations of structural props/supports
- Weatherproofing elements (tarps, barriers)
- Exclusion zones and protected zones
- Itemised list of removable heritage elements with storage locations

Note: the above is a broad and general procedure for domestic demolition works, and used as a guide only. Additional measures may be required to be put in place and this is at the discretion of the registered building practitioner and must be to the satisfaction of the Relevant Building Surveyor.