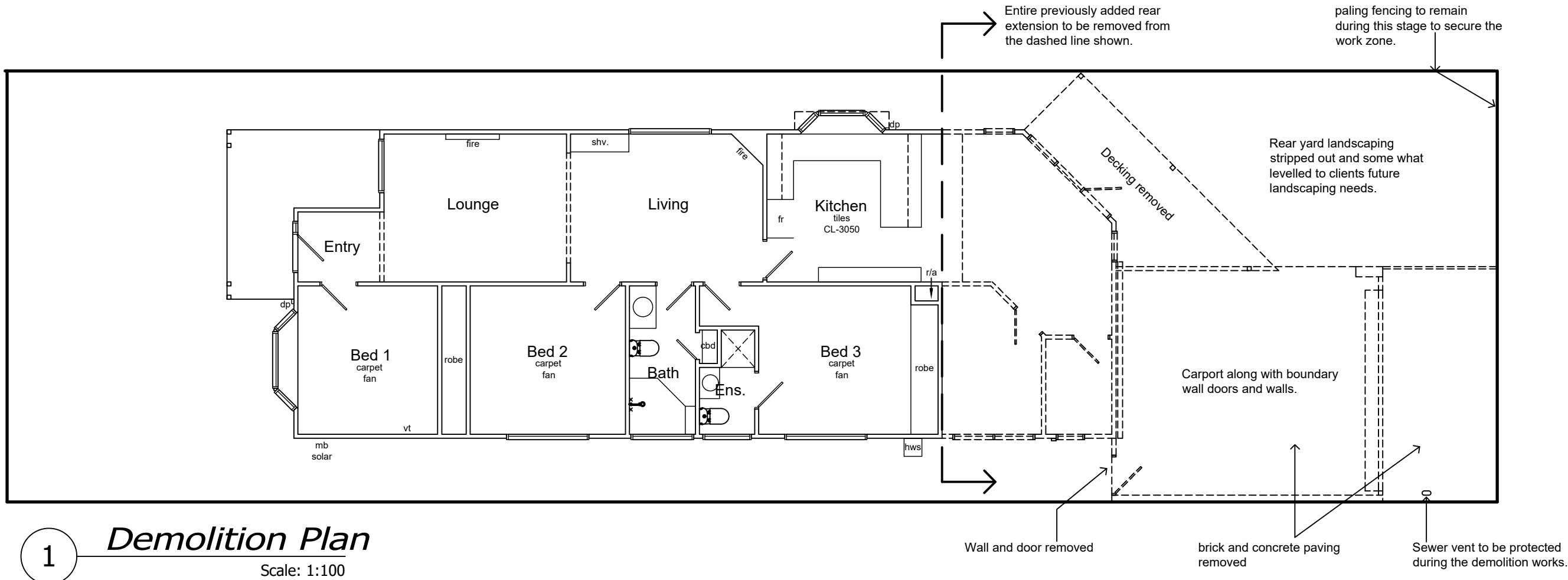




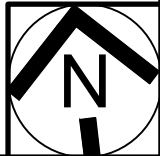
1 **Demolition Plan**
Scale: 1:100

DEMOLITION NOTES:

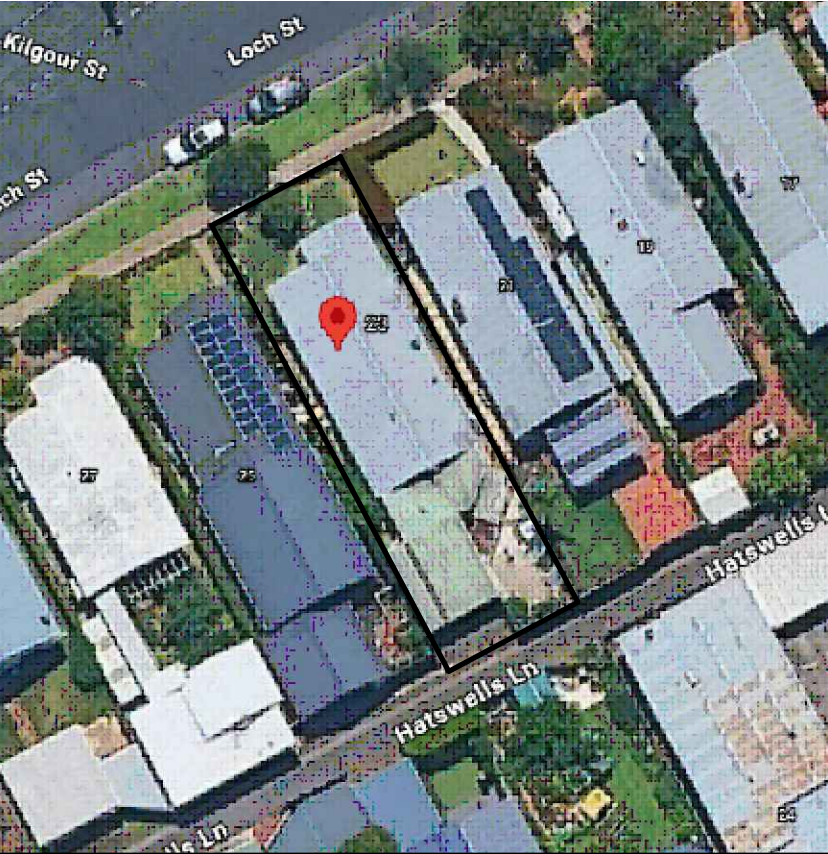
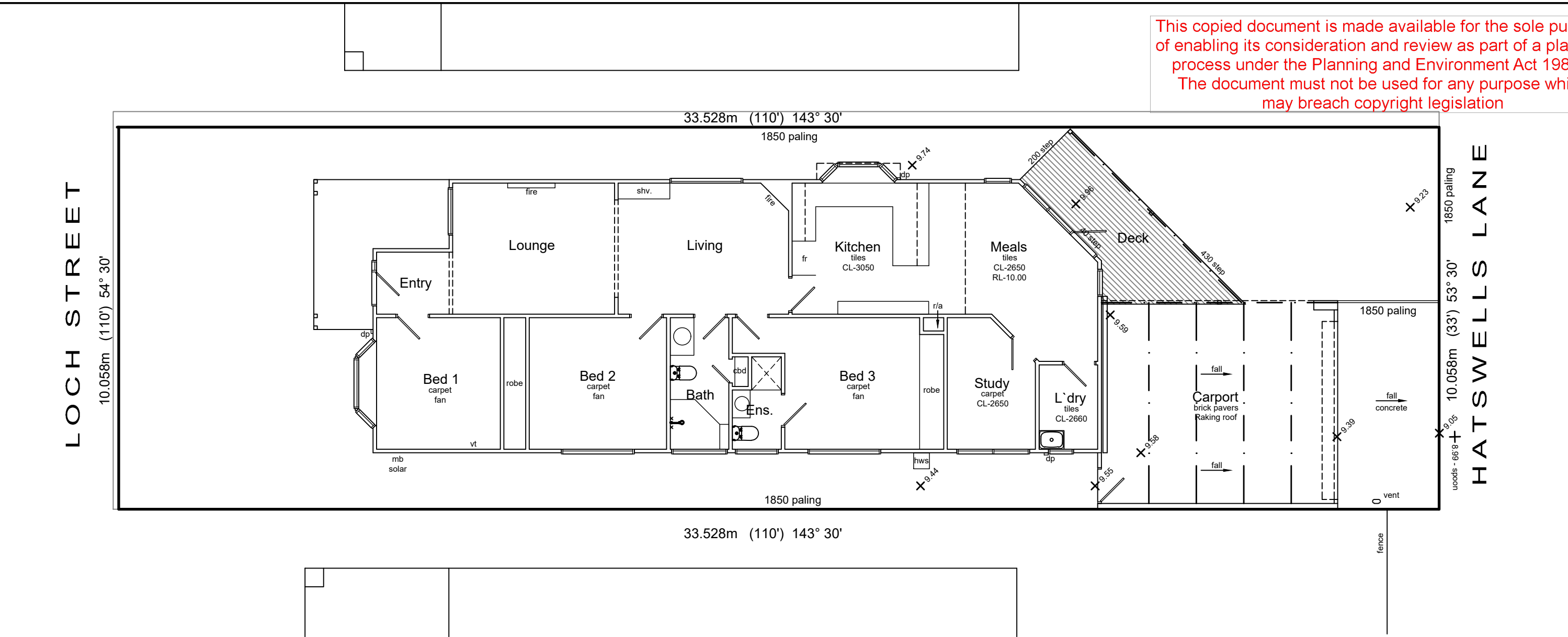
- § All materials and work practices shall comply with, but not limited to the Building Regulations 2022, the National Construction Code Series 2022 Building Code of Australia Vol 2 and all relevant current Australian standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects and all workmanship and precautions shall be to best trade practice
- Precautions must be taken before and during demolition in accordance with 'AS 2601 The demolition of Structures'
 - During the progress of the demolition the works shall be under the continuous supervision of the Demolisher or of an experienced foreman and demolition shall be executed storey by storey commencing at the roof and working downwards
 - The demolition must not be commenced until the precautionary measures have been inspected and approved by the Relevant Building Surveyor
 - The Demolisher shall construct a temporary crossing placed over the footpath as required by the Council
 - No part of any external wall on or within 3.00m of a street alignment may be pulled down except during the hours that the Relevant Building Surveyor directs
 - Protective outriggers, fences, awnings, hoarding, barricades and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Building Surveyor
 - Dust creating material, unless thoroughly dampened down shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute
 - All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed
 - Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure and such material shall not be so piled or stacked that it will endanger workmen or other persons and shall be removed as soon as practicable from the site
 - No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or otherwise become dangerous
 - Before demolition is commenced and also during the progress of such works all electrical cable or apparatus which are liable to be a source of danger other than cable or apparatus used for the demolition works shall be disconnected

- Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that where partial demolition is proposed the licensed Electrical Contractor shall satisfy the Relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated
- The Demolisher shall be responsible for the disconnection of all telecommunication supplies
- The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services and the like.
- The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site
- Any septic tank(s) on the demolition site shall be emptied and filled with clean sand or removed entirely and any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand
- Any swimming pools, ponds or the like either on the demolition site or on the neighboring allotments where affected by the demolition works shall be adequately fenced and made safe so as to comply with 'AS 1926 Swimming Pool Safety' Parts 1 & 2 prior to commencement of any demolition works
- Materials removed or displaced from the building shall not be placed in any street, road or right of way and before commencing where required shall be kept sprayed with water so as to prevent any nuisance from dust
- Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site
- Removal of buildings by road must be approved by Relevant Councils Traffic Engineer
- A site management plan is to be implemented during demolition works to control sediment run-off in accordance with EPA Victoria publication #275 'Construction Techniques for Sediment Pollution Control'. Provide 'propex' or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits / sumps and install 'silt stop' filter bags over all storm water entry pits during demolition works. 'Supergro' or equivalent erosion control fabric to be placed over garden beds to prevent surface erosion during revegetation period
- It is the builder's responsibility to carry out an audit prior to the commencement of any works to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection or during the course of the demolition works the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.

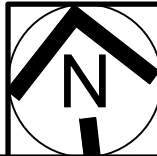
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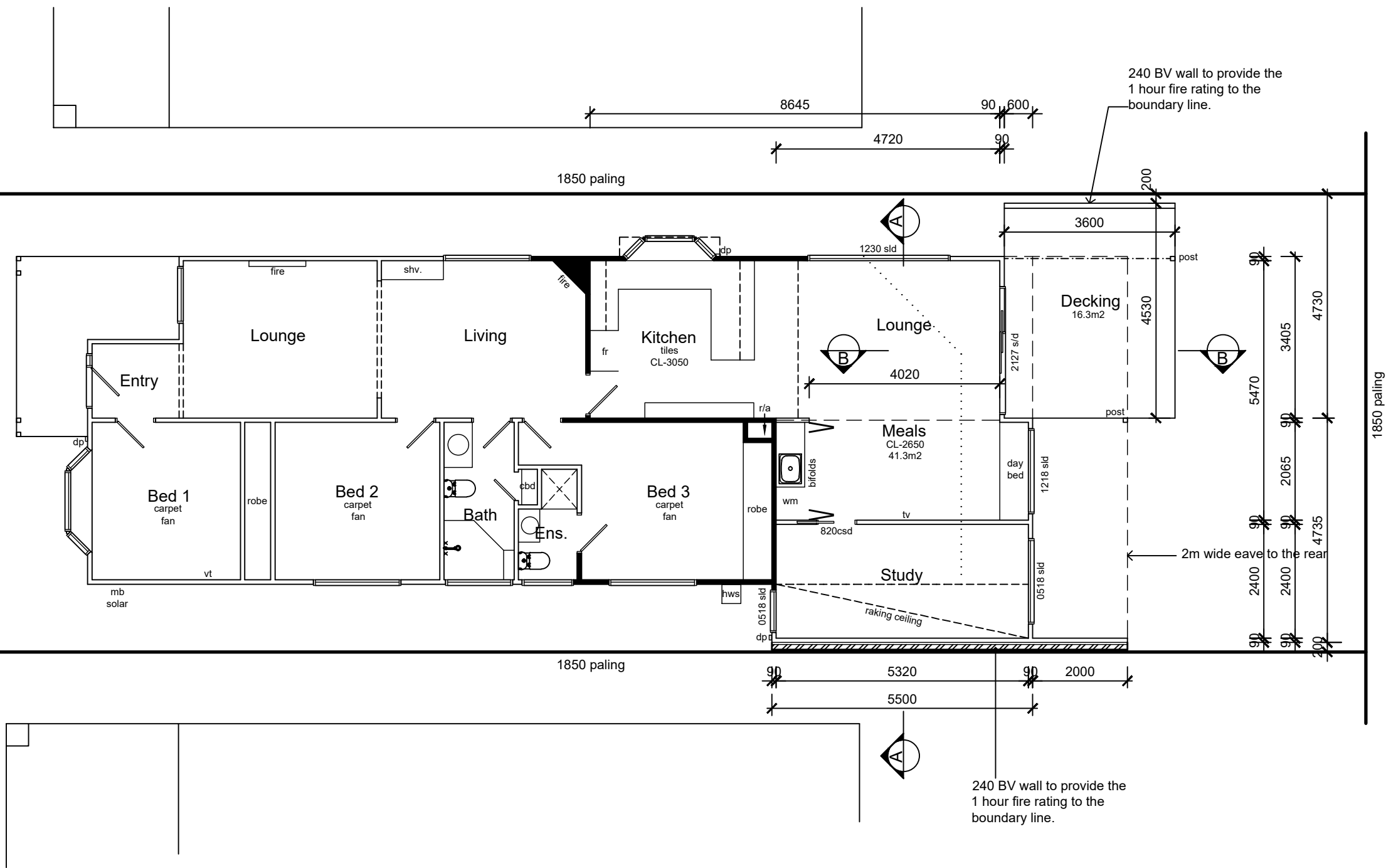
SITE INFORMATION	
Address	23 Loch Street
	East Geelong
Lot	20 on LP2601
Council	Greater Geelong
Property No.	214770
Melway Ref	402 P11
Water authority	Barwon Water
Electricity	Powercor
ZONING	
Neighbourhood Residential 8	(NRZ8)
OVERLAYS	
Heritage	(HO1643)
Bushfire	No
Flooding	??
Termites	??
Climate Zone	6
Soil Class	??
Wind	N2



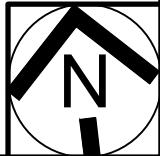
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LOCH STREET

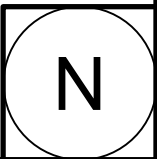
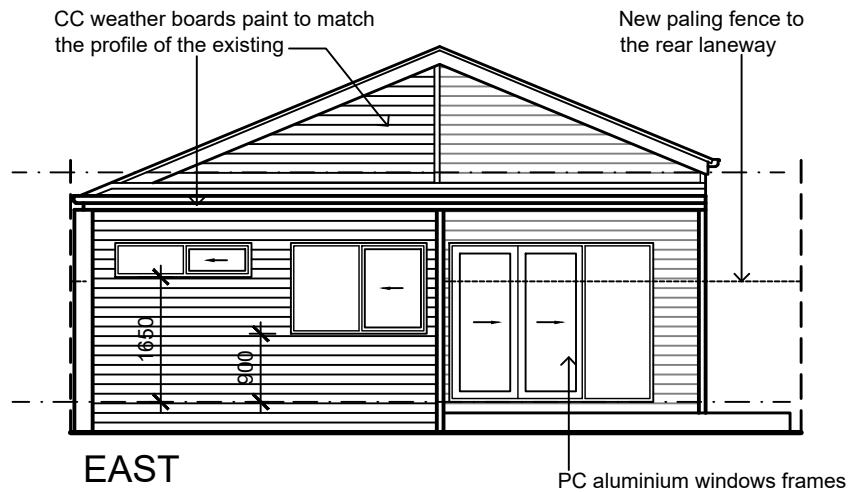
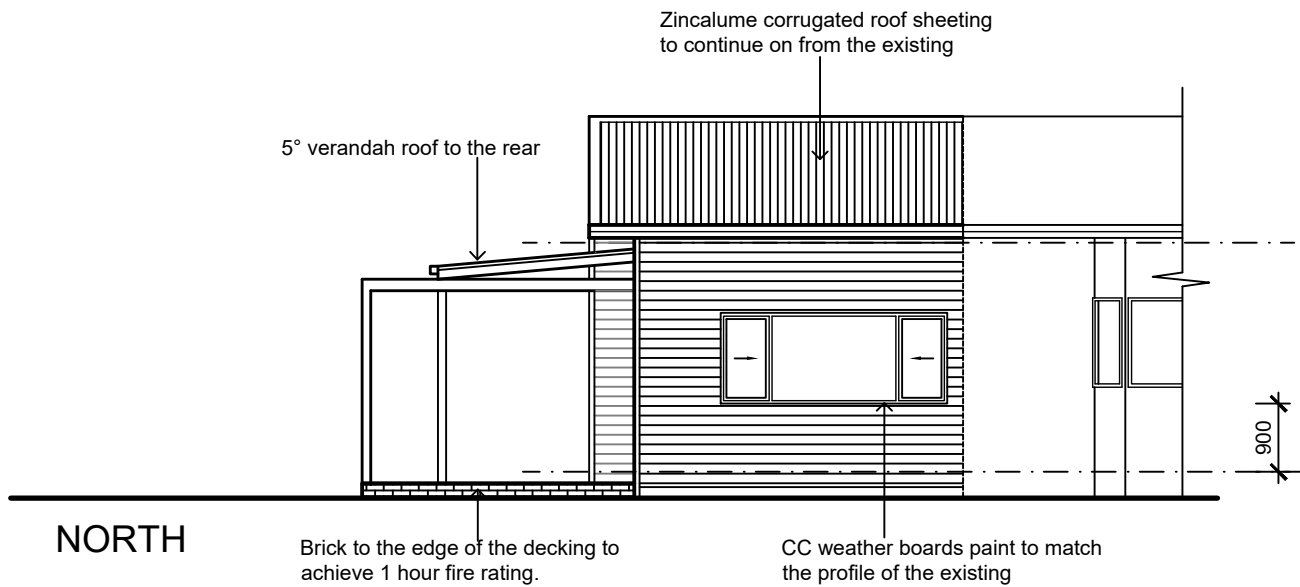
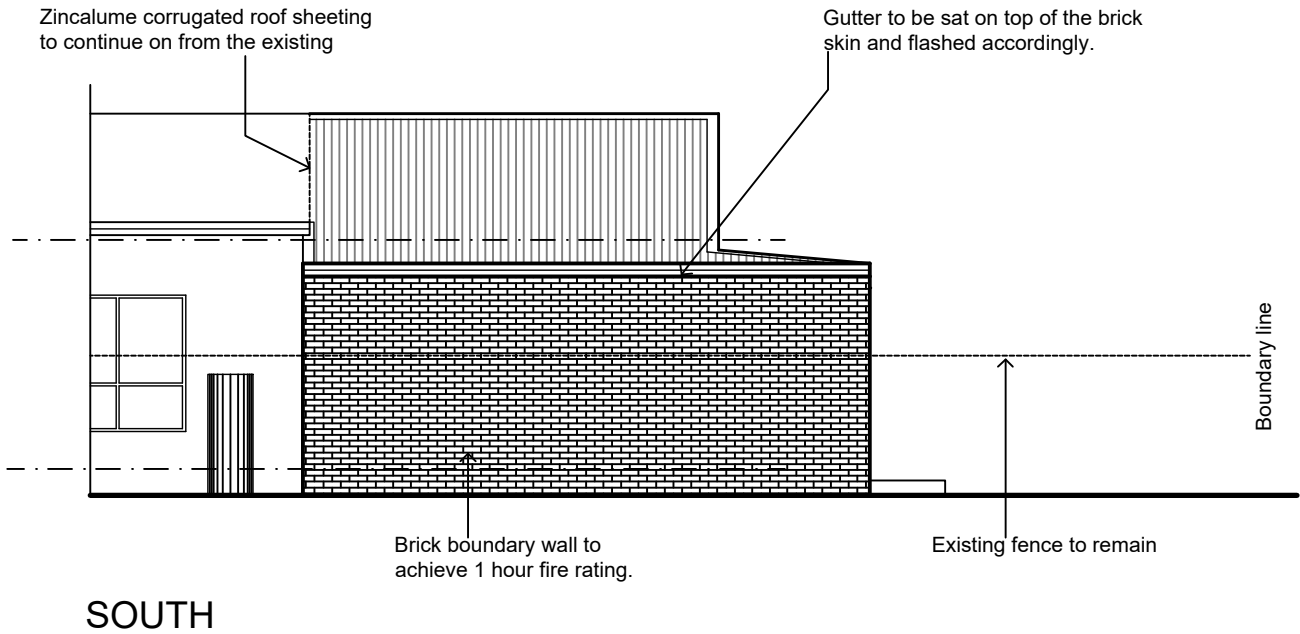
HATSWELLS LANE



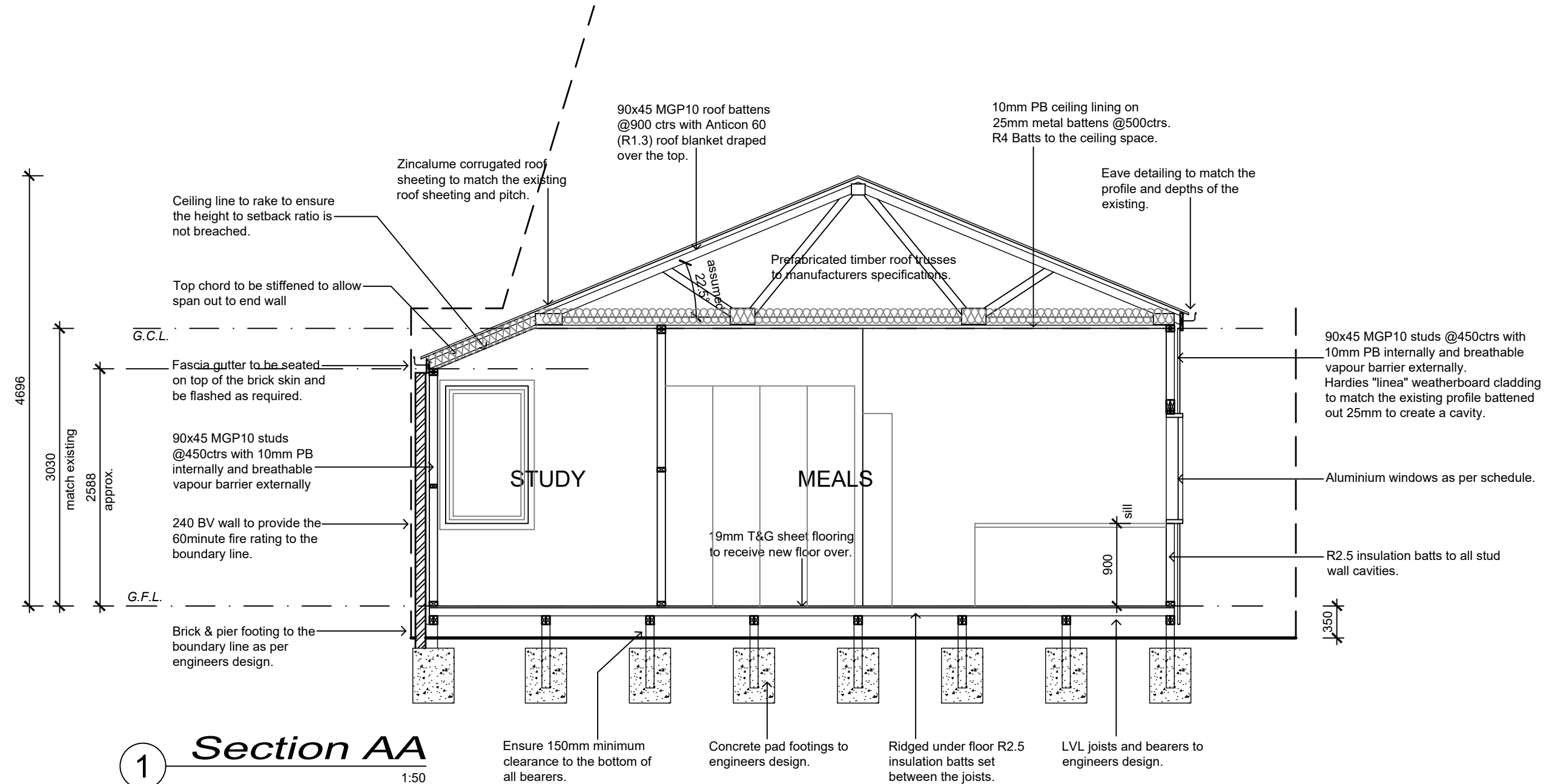
Site area	337.2	
Existing - Retained	107.5	
New	43.4	
Verandah / Deck	25.6	
Site Coverage	176.5	52.3%
Site permeability	160.7	47.7%
Garden	160.7	47.7%



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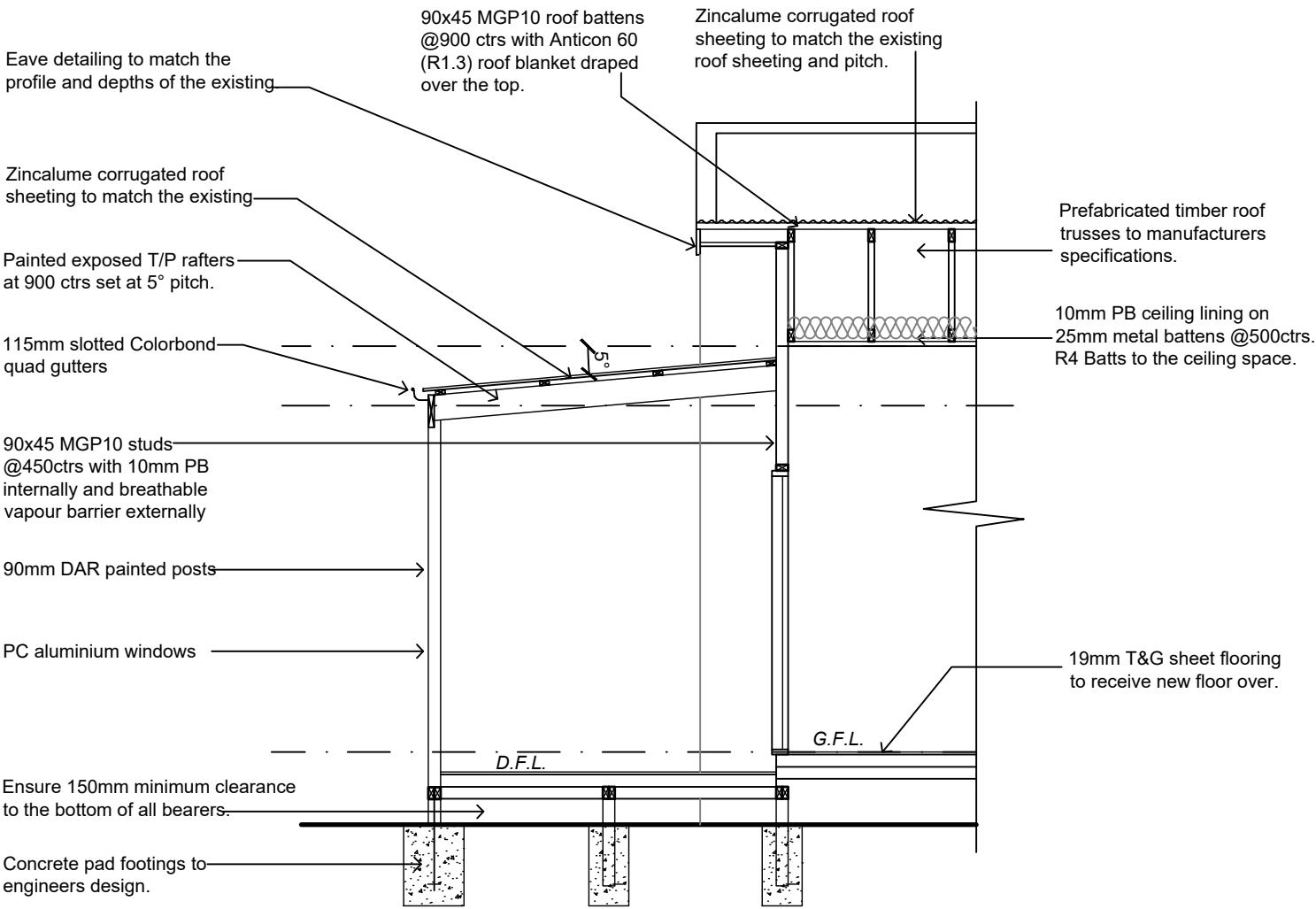


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1 **Section BB**
1:50

