

DEMOLITION CHECKLIST

THINGS THAT MUST BE DONE BEFORE YOU DEMOLISH!!

- Complete and submit a Waste Management Plan with the DA. To gain approval these plans must indicate an attempt to reduce waste through reuse or recycling initiatives.
- Notify neighbours in writing 5 days prior to demolition commencing
- Notify Council in writing 5 days prior to demolition commencing (be sure to include all details of the Demolition contractor)
- Contact Council to book in a pre-demolition inspection. Works CANNOT commence on-site until this has taken place.
- Ask demolisher prior to works to retain all weighbridge tipping/recycling receipts.

THINGS THAT MUST BE DONE AFTER YOU DEMOLISH!!

- Get copy of ALL weighbridge receipts from the demolisher. They must be the actual weighbridge receipts, not just receipts for bin hire etc.
- Submit all tipping / recycling receipts to Council within 14 days of the completion of works.
They can be submitted by:
FAX: 9840 9837
MAIL: PO Box 42, Merrylands 2160; or
OVER THE COUNTER: 16 Memorial Ave, Merrylands.
- Book in a post-demolition inspection by contacting Council's Environmental Planning and Services Department on 9840 9840.



Failure to meet any of these requirements constitutes a Breach of Conditions of Consent and will result in a \$600 fine being issued.

If you require help with any of the above, do not hesitate to contact Council's Waste Officer, Brooke Montague on 9840 9715.

PLEASE NOTE – These are not the only Conditions that must be met when conducting demolition works in the Holroyd City Region. For more detailed information regarding these and other Council requirements for demolition works please see the Standard Conditions of Development Consent overleaf.

Standard Conditions of Development Consent for Demolition Works

- a) Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS2601 1991 - The Demolition of Structures. **Note:** Developers are reminded that WorkCover requires that all plant and equipment used in demolition work must comply with the relevant Australian Standards and manufacturer specifications.
- b) The developer is to notify adjoining residents five (5) working days prior to demolition. Such notification is to be a clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite the demolition site.
- c) Five (5) working days (i.e., Monday to Friday with the exclusion of Public Holidays) notice in writing is to be given to Holroyd City Council for inspection prior to the commencement of works. Such written notice is to include the date when demolition will commence and details of the name, address, business hours contact telephone number and licence number of the demolisher. Persons undertaking demolition work should obtain the relevant licence with WorkCover.
- d) On the first day of demolition, work is not to commence until the Principal Certifying Authority (PCA) has inspected the site. Should the building to be demolished be found to be wholly or partly clad with asbestos cement, approval to commence demolition will not be given until the PCA is satisfied that all measures are in place so as to comply with WorkCover's "Short Guide to Working with Asbestos Cement", a copy of which accompanies this Development Consent.
- e) On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. Advice on the availability of these signs can be obtained by telephoning Council's Customer Service Centre during business hours on 9840 9840. The sign to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility. This condition is imposed for the purpose of worker and public safety and to ensure compliance with Clause 259(2)(c) of the Occupational Health and Safety Regulation 2001.
- f) Demolition shall not commence until all trees required to be retained/transplanted are protected in accordance with those conditions stipulated under "Prior to Works Commencing" in this Consent.
- g) All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- h) Demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover "Demolition Licence" **and** a current WorkCover "Class 2 (Restricted) Asbestos Licence".
- i) Demolition is to be completed within five (5) days of commencement at which time the applicant shall notify the Certifying Authority.
- j) Demolition works are restricted to Monday to Friday between the hours of 7.00am to 6.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.
- k) Protective fencing is to be installed to prevent public access to the site.
- l) Where materials containing asbestos cement are to be removed demolition is to be carried out by licensed contractors familiar with asbestos removal.
- m) All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tipping facility licensed by the Environment Protection Authority (EPA).

NOTE: The person responsible for disposing of the above asbestos waste is to telephone the EPA on (02) 9995 5555 or Council's Waste Officer on (02) 9840 9715 to determine the location of a tip licensed to receive asbestos. Upon completion of tipping operations and within fourteen (14) days, the applicant must lodge with Council, all receipts issued by the receiving tip as evidence of proper disposal.

- n) Before demolition operations begin, the property shall be connected to the sewer of Sydney Water to which a pedestal pan shall be temporarily connected for the use as the employees' toilet service during demolition operations.
- o) After completion, the applicant shall notify the Principal Certifying Authority within seven (7) days to assess the site and ensure compliance with AS2601.
- p) Within fourteen (14) days of completion of demolition, the applicant shall submit a signed statement to the Certifying Authority/Council verifying that demolition work and recycling of materials was undertaken in compliance with the Waste Management Plan prepared in accordance with DCP No. 35 "Guidelines for Planning for Less Waste". The Certifying Authority is to submit a copy of the statement to Council.

In reviewing such documentation Council will require the provision of actual weighbridge receipts for the recycling/disposal of all materials.

NOTICE OF COMMENCEMENT OF DEMOLITION WORK

TO BE COMPLETED AND SUBMITTED TO COUNCIL AT LEAST FIVE (5) DAYS PRIOR TO ANY WORKS BEING CONDUCTED ON-SITE

ADDRESS

DA NUMBER

DESCRIPTION OF STRUCTURE TO BE DEMOLISHED

.....

EXPECTED DATE OF DEMOLITION COMMENCEMENT.....

APPLICANTS DETAILS

NAME

ADDRESS

TELEPHONE NUMBER

Demolishers Details

NAME

ADDRESS

TELEPHONE NUMBER

LICENSE NUMBER.....

Is asbestos cement present in the structure to be demolished? Yes / No

Have you notified, or have you arranged to notify neighbours in writing 5 days prior to the demolition commencing? Yes / No

Have you organised for a Pre-Demolition inspection to be conducted by Council? Yes/ No

If not, contact Council on 9840 9840 to make an appointment.

Please remember that:

- On the first day of demolition, work is not to commence until the Principal Certifying Authority (PCA) has inspected the site.
- You are required to request a full set of weighbridge tipping receipts from your demolisher and submit these to Council within fourteen (14) days of the completion of works on-site.
- You are required to erect and maintain appropriate fencing, signage and sediment and erosion control measures on-site. These are to remain for the duration of the demolition.

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Signature of Applicant

.....
Date

Office Use Only

DATE RECEIVED COMPUTER NOTATION DATE

INITIALS

THIS FORM CAN BE DELIVERED BY
*FAX – 9840 9837; BY MAIL – PO Box 42 Merrylands 2160 OR
IN PERSON – COUNCIL CHAMBERS, 16 MEMORIAL AVENUE MERRYLANDS 2160*