

Additional Information to Accompany Development Application to Demolish a Structure

NOTE! *Failure to supply ALL the foregoing information will result in delay in dealing with the application for which Council cannot accept responsibility and may result in refusal of the application.*

A1. Site Information

Present use of land or buildings
(eg. house, shop, office)

The present site has:

- | | | | | |
|--------------------------------|--------------------------|-----|--------------------------|----|
| Kerb and guttering? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Concrete footpath? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Grassed footpath/nature strip? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |

A2. Sewer Information

Has sewerage been disconnected? Yes No

NOTE! *Sewer disconnection fee applies – Council staff only to cap off sewer (plumbers are not authorised to carry out this work).*

A3. Water Information

Has water service been disconnected? Yes No

A4. Heritage

Is the site a heritage item or within a heritage conservation area? Yes No

If 'Yes' a Heritage Impact Assessment and justification must be submitted with the development application. Information is available on Council's website.

A5. Demolition Work Plan

Included? Yes No

Clause 13 of the Local Government (approvals) Regulation 1993 requires Council to take into consideration the provisions of Australian Standard AS 2601-2001. Section 2.3 of this standard requires the submission of a work plan before the approval issues.

The demolition work plan shall include, but not be limited to, documentation of the following information:

- The location of the site on which the structure to be demolished stands.
- The overall height of the structure above ground level and the least distance from the structure to each site boundary (all to the nearest 0.5 metres).
- A brief description of the type of building (occupancy class), its structural support system and the principal materials of its construction.

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- d) A description of the methods of demolition proposed to be used and the type of major equipment proposed for implementing those methods and the means of moving such equipment from floor to floor.
- e) A description of the methods proposed for handling and disposing of demolished materials and, in particular, of hazardous materials.
- f) 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.
- g) Details of the proposed protective measures, including overhead protection and scaffolding required by Clauses 1.5 and 1.7.
- h) The dimensions of the demolition exclusion zone shall be determined after considering existing conditions and work methods. Depending on the demolition method the zone may need to be larger than the demolition site during the key stages of the demolition operation.
- i) Any other plans, illustrations, or written documents as may be necessary to clearly define or substantiate the proposals made under Items (d) to (g).
- j) Provision of a traffic management plan for the structure and site.
- k) Provision of an environmental management plan for the site and structure.
- l) Occupational health and safety management system (see AS4801).
- m) What materials are proposed to be reused, used as second hand material.
- n) What materials are proposed to be recycled or reprocessed.
- o) What materials are proposed to be sorted on site prior to disposal.
- p) The location of the proposed disposal site.
- q) In respect to slab on ground structures erected prior to July 1995, where chemical treatment of the soil may have been carried out as a barrier to termites, a test for the existence of such chemicals is to be undertaken and a copy of results of the Pre-Demolition testing of the soil material beneath the concrete slab submitted to Council. NOTE: Such testing shall be carried out in accordance with the information entitled "Pre-Demolition Testing" attached. The competent person shall ensure that the proposals contained in the work plan comply with the requirements of this Standard. If it is proposed that mobile equipment be driven by operators on a suspended floor, Item (d) above shall include the size and weight of each such piece of equipment and the proposed method of raising and lowering the equipment and of moving it from floor to floor. Furthermore, the statement in Item (i) above shall specify the support to be given to the suspended floor concerned and such other limitations on the operation of the equipment and loading on the floor as may be necessary to maintain the safety of the operators and other site personnel.

A6. Pre-Demolition Testing

Report applicable? (see below)

Yes

No

Within Tweed Shire, chemical treatment using Organo-Chlorine pesticides beneath structures such as dwellings to provide an effective barrier to Termites was only a recommendation. Nevertheless it was a method that was used extensively from before the 1960's up until when the use of such pesticides was banned around July 1995.

Organo-Chlorine pesticides are known to persist in the environment for upwards of 70 years and therefore it is possible that given their residual nature, they may remain within the soil material beneath structures such as dwellings where they were predominantly applied beneath concrete slabs.

Exposure to high levels of Organo-Chlorine pesticides may lead to serious health concerns in humans and as a consequence this may pose an issue when considering applications for the demolition of structures where their use in providing a barrier to Termites may have been possible.

Where chemical treatment involving the use of OC termiticides to the soil material beneath the structure may have been carried out TSC must consider the requirements of SEPP 55 in determining any development applications to demolish a structure. Should the applicant agree that contamination of the site is likely due to the presence of pesticides, and only the presence of pesticides due to termite control practices described within this Note, the following protocol will be adopted.

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A satisfactory Preliminary Site Remediation Action Plan shall be submitted as part of the development application. The Plan shall set objectives and document the process to remediate the site including details of specific on site burial or treatment method and shall also include, but not be limited to, the minimum requirement to undertake the following assessment prior to release of the construction certificate:

- Prior to the disturbance/removal of the concrete slab commencing on site, a minimum of Four (4) sample points shall be selected for the sampling of the soil material beneath the structure, the sample points shall be appropriately separated so as to provide a representative distribution pattern. The soil material shall ideally be accessed via breaching of the slab either by drilling or other method that will not lead to undue disturbance of the soil material beneath.
- Accessing the soil material from the sides of the slab is not an accepted sample method as the 0-150mm layer beneath the slab is unlikely to be intercepted.
- Samples of the soil material shall be taken from each of the Four (4) sample points at the following depths, 0-150mm, 150-300mm and 300-500mm.
- Where the soil material is considered to be homogeneous at the four sample points and at each of the required depths, the samples from the same depth at each of the four points may be mixed to form a composite sample for analysis. Using this method will yield Three (3) composite samples for analysis each consisting of four (4) sub-samples from each corresponding depth layer.
- The samples shall be sent under appropriate chain of custody documentation to a N.A.T.A certified laboratory for analysis of Organo-Chlorine pesticides. (E.g. dieldrin, aldrin, heptachlor, chlordane etc.).
- Laboratory analysis results shall be submitted to Council for further consideration and written approval prior to the disturbance/removal of the concrete slab. An amended RAP (Final) is to be submitted if required by Council's Officer.
- Where composite sampling is utilized then results are to be adjusted and reported to reflect composite sample results.

NOTE!

It is recommended that a suitably qualified consultant with experience in contaminated soil sampling be utilised to carry out the above procedures.