



zone

Planning Group

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2023.465.1
Date: 14/11/2024

Demolition Plan

Multi Dwelling Housing
Comprising 24 Dwellings (5 Dwellings as Affordable)
& Lot Consolidation

Prepared for Propel Byron Villa Development Pty Ltd

November 2023
N23038

58-60 Bangalow Road &
Portion of 56B Bangalow Road,
Byron Bay



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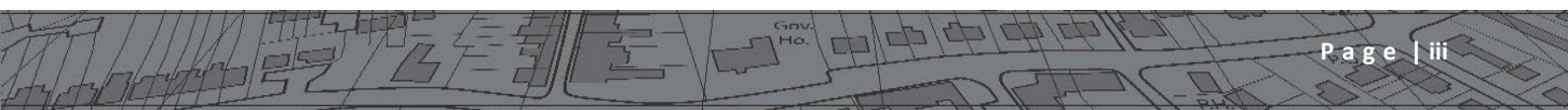


Contents

1.0 Introduction.....	1
1.1 Subject Property & Proposed Development Description.....	1
1.2 Works Proposed	1
2.0 Work Plan	2
3.0 Conclusion	4

Appendices

Attachment 1	Site Plan
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1.0 Introduction

1.1 Subject Property & Proposed Development Description

The proposed development seeks consent for a Multi Dwelling Housing development comprising of 24 Dwellings. Five of the Dwellings (Dwellings 1-5) will be affordable consistent with the definition within the Housing SEPP.

A total of two Dwellings located on 58 and 60 Banaglow Road are to be demolished as part of this application. The demolition intent and scope of works for these two dwellings is provided in this Demolition Plan.

Table 1: Site Details

Address	58-60 & Portion of 56B Bangalow Road, Byron Bay
Real Property Description	Lot 1 DP525896, Lot 11 DP593328 & Portion of Lot 14 DP792128
Site Area	~4,066m ²
Land Owner	Propel Byron Villa Development Pty Ltd

1.2 Works Proposed

The following demolition work is proposed:

- Demolish of portions for each Dwelling individually is to occur as follows:
 - Select internal dividing walls;
 - Kitchen and benches, and
 - Plumbing and lighting fixtures where appropriate.



2.0 Work Plan

Clause 13 of the Local Government (Approvals) Regulation 1993 requires Council to take into consideration the provisions of Australian Standard AS2601-2001. Clause 1.7.3 within this standard identifies a requirement to submit a work plan before any consent is issued.

Details specific to this work plan are provided as follows:

(i) The location of the site on which the structure to be demolished stands

Lot 1 DP525896 and Lot 11 DP593328.

(ii) The overall height of the structure above ground level and the least distance from the structure to each site boundary.

The overall height of the structures is 8.7m above ground, appreciating this is the highest point of the dwelling with the land falling away to the rear.

The dwellings have an overall setback to the boundaries as follows:

- > North: 1m
- > East: 7m
- > South 5m
- > West: 18m.

Refer to Site Plan in **Attachment 1**.

(iii) A brief description of the type of building (occupancy class) its structural support system and the principle materials of its construction.

The existing Dwelling Houses are a Class 1a building as defined under the BCA. The walls are of timber cladding, timber frame and gyprock internal. The dwellings are constructed of post, bearers and joists.

(iv) Description of the method of the demolition proposed to be used and the number and type of major items of equipment proposed for implementing those methods.

Demolition of works per Section 1.2 of this report will be as follows:

- Disconnect all Services where necessary;
- Strip out interior and exterior fittings and fixtures;
- Remove any plasterboard
- Remove select walls (interior) and all windows and doors where necessary;
- Dismantle all plumbing, electrical wiring and wall framing, and
- Clean up site.

(v) a description of the methods proposed for handling and disposing of demolished material and in particular hazardous material.

All materials will be handled, treated and disposed of in accordance with the Workcover Guidelines and the provisions of the Australian Standards. Materials that cannot be recycled will be disposed of at a local facility within proximity to the subject site. Any asbestos sheeting that may need to be removed will be handled strictly in accordance with Workcover, EPA Guidelines and Council's requirements. The local waste facility will be contacted to organise an appropriate time to transport and dispose of any asbestos that may be found.



- (vi) A description of the proposed sequence of carrying out the demolition work and an estimate of the time, in days, it is likely to take to complete all or each of the stages of the work.**

See above. Estimated time to demolish all structures onsite is five (5) working days.

- (vii) Details of the proposed protective measures, including overhead protection and scaffolding required by clause/s 1.5 & 1.7.**

A perimeter security fence will be erected during the construction period and will remain until such time that the site is deemed safe.

- (viii) Dimensions of the Demolition Exclusion Zone**

All demolition work will be carried out on-site and there will be no disruption to the surrounding area. Safety fencing around the worksite is to be erected in accordance with Workcover requirements. Safety signage is to be attached to the fencing advising the site is a demolition site, warning non authorised people to stay out.

- (ix) Any other plans, illustrations, or written documents as may be necessary to clearly define or substantiate the proposals made under items (iv) to (vii).**

A Site Plan is attached for Council's information under **Appendix A**. The site plans identifies the dwelling portions to be removed and those that are to be retained including the rear self standing garage and alfresco.

- (x) Traffic Management Plan**

Loading and removal of materials will occur onsite with ample room available. An exception may be the initial unloading of machinery. Appropriate warning signs will be erected either side of the heavy vehicles with witches' hats used to cordon off the loading/unloading area to warn vehicles and pedestrians. Disruptions will be kept to a minimal as heavy vehicles will only arrive at the site when material is ready to be loaded.

- (xi) Environmental Management Plan**

The demolition works are of a relatively minor scale. A formal Environmental Management Plan is not considered to be required.

- (xii) Occupational Health and Safety**

Appropriate safety equipment to be worn at all times by demolition workers including safety boots, helmets, sun protection clothing and the like. The requirements under AS-4801 will be complied with at all times. Council are invited to impose appropriate conditions in this regard.

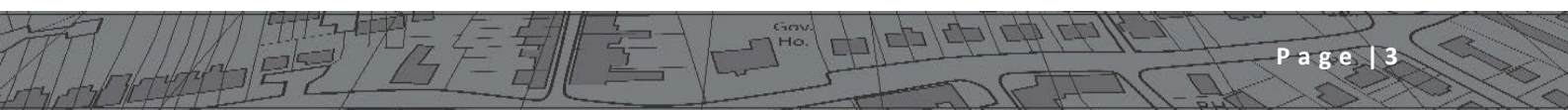
- (xiii) What materials are proposed to be reused, used as second hand material.**

Where possible windows, timber framing and cladding, and internal fixtures will be recycled as second hand material.

- (xiv) What materials are proposed to be recycled or reprocessed.**

Where possible windows, doors, timber framing and cladding and internal fixtures will be recycled or reprocessed.

- (xv) What materials are proposed to be sorted on site prior to disposal.**





All materials including timber, windows, roofing materials and cladding will be sorted on site before disposal.

(xvi) The location of the proposed disposal site.

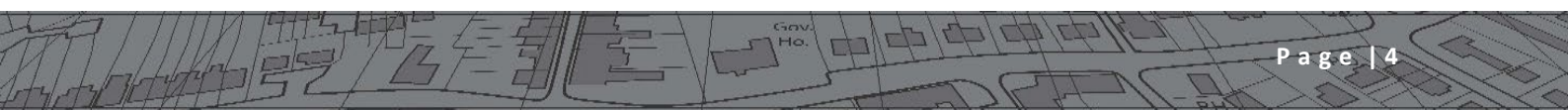
A local waste servicing facility is the nominated disposal site.

(xvii) Chemical treatment under slab

A pre-demolition under slab soil contamination investigation is not required as the dwellings are raised on post, bearers and joists.

3.0 Conclusion

Having regard to the above considerations and others within the development submission, it is submitted that the proposal provides an appropriate demolition plan and is compliant with Council's requirements for which Council's support for the proposed development is respectfully requested.





Attachment 1 SITE PLAN

