

Managing Demolition and Construction



A guide for demolition and construction from the public realm, scaffolding and catch platforms.

Introduction

Demolition, construction or similar works may require the installation of scaffolding or cantilevered catch platforms to provide public protection from the building activities.

This guide provides information in relation to standards of working in the City of Adelaide, and the requirements for demolition, construction, installation and maintenance of fixed and mobile scaffolding in the public realm.

To conduct these activities from the public realm, you must apply for a City Works permit by providing the following:

- A completed City Works application form
- A traffic management/site management plan detailing all dimensions of worksite and scaffolding
- Certificate of currency for public liability insurance to the amount of \$20 million noting City of Adelaide as an interested party
- Notification and/or consultation with impacted stakeholders
- Where applicable, confirmation that all relevant structures have been certified by a structural engineer

Additional requirements and further information can be found at: cityofadelaide.com.au/cwg

Standards of Work

All works must comply with the relevant Australian Standards including but not limited to:

- AS3845 – Road Safety Barrier Systems; and
- AS 1742.3 – Manual Uniform Traffic Control Devices- Traffic Control Devices for Works on Roads

All worksites including hoarding are required to be kept clean and free of litter, graffiti and bill posters at all times. Any offensive graffiti must be removed immediately.

Wherever practicable, impacts to local stakeholders, public transport services and infrastructure must be mitigated by either altering the proposed time/day of works, or the way in which the site is set up.

The specifications and requirements in this guide should be considered in addition to any statutory obligations relevant to the work activity or persons conducting the activity. Particular attention should be given to the following:

- *Work Health and Safety Act 2012 and Work Health and Safety Regulations 2012*
- *The Disability Discrimination Act 1992*
- *Local Nuisance and Litter Control Act 2016 and Regulations*
- *Development Act 1993, Planning, Development and Infrastructure Act 2016 and National Construction Code*
- *Environmental Protection Act 1993, and all EPA Policies and Guidelines*
- *Road Traffic Act 1961*
- *Local Government Act 1999*
- All SafeWork SA requirements and Codes of Practice
- All DPTI requirements and Workzone Traffic Management Standards
- City of Adelaide Policies and City Works Guides 1–6

City of Adelaide Single Point of Contact Service for Major Developments

The City of Adelaide's Single Point of Contact service is designed to guide complex development projects valued above \$5 million through Council's development process.

This streamlined service will provide development applicants with ongoing support and advice throughout the approval and construction process.

For more information about this service visit please contact our Customer Centre on 8203 7203.

Demolition and Construction Requirements

Before applying for a City Works permit all proposed demolition/construction work must have been granted Development Approval by the relevant authority.

City of Adelaide strongly encourages developers to attend a site management meeting with representatives from the City of Adelaide at each key phase of the development/construction to confirm that all parties are satisfied with the site management precautions being taken to ensure worker and public safety. If the City of Adelaide have any concerns about an aspect of your development/construction, we may request a site management meeting be held prior to any further approvals of work be given.

Site management meetings can be arranged by calling our Customer Centre on 8203 7203.

As per the requirements of the *Development Act 1993*, the City of Adelaide must be given at least two (2) clear working days' notice before the start of demolition work to ensure that all necessary requirements and approvals have been granted. Please contact our Customer Service Centre on 8203 7203 or email city@cityofadelaide.com.au

Planning for Excavation and Trenching

The City of Adelaide must be notified prior to the commencement of any development activity. Where an excavation takes place on private property, the site must be wholly enclosed and secured to prevent unauthorised access in accordance with City of Adelaide hoarding standards which can be found in [City Works Guide #1 – Works in the Public Realm](#).

Fire Safety Precautions during Development

Precautions in line with Part E1.9 of the National Construction Code (NCC) must be taken during demolition and construction work to prevent fires.

This includes the requirement for at least one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent each required exit.

Once the building has reached an effective height of 12 m the required fire hydrants and fire hose reels must be operational. For further information see NCC Vol 1 E.1.9

If a fire exit or egress path from a neighbouring building will potentially be blocked for any amount of time, you must seek permission from The City of Adelaide to undertake these works as it may compromise the fire safety of the adjoining property.

Fixed Scaffolding and Mobile Scaffolding

'Scaffolding work', the erecting, altering or dismantling of a temporary structure that supports a platform that someone or something could fall more than four metres from, is classified as high-risk work and so must only be performed by people licenced to do this work safely (SafeWork SA)

Please refer to the [SafeWork SA General Guide for Scaffolding Work](#) and other associated material for more information.

The work area must always be surrounded by barrier mesh to provide an appropriate exclusion zone.

If works involve any cutting, grinding or welding, a solid panel A Type hoarding must be installed. Refer to [City Works Guide #1 – Works in the Public Realm](#) for more information.

Cantilevered Catch Platforms

In circumstances where it is not practicable to erect scaffolding, you may be permitted to install a catch platform.

Catch platforms must be designed, constructed, and installed so that they will catch and deflect towards the building or structure, all materials that may fall outside the building or structure in the course of or as a result of the work.

Catch platforms should not be used as working platforms or for storage of materials. Platforms used for the storage of materials require an engineers certificate to be submitted to certify their structural integrity.

Please refer to the [SafeWork SA General Guide for Scaffolding Work](#) and other associated material for more information.