



Government of **Western Australia**  
Department of **Housing and Works**

# Department of Housing and Works

## Demolition Specification

**NATSPEC | BCA Class 1a and 10 buildings**  
Single and grouped dwellings

Effective 1 July 2025

This reference specification has been developed by NATSPEC in conjunction with the Western Australia Housing Authority through the Department of Housing and Works. The requirements in this specification are generic and are to be read in conjunction with project specific documents from the Design consultant, including drawings, schedules and appendices. It does not cover the requirements for every project situation.

The Design consultants' documents take precedence over this reference specification. Check the consultants' documents for any variations to the requirements of this specification.

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## **PREFACE**

This reference specification has been developed for use on all housing projects by the Western Australia Department of Housing and Works of BCA Class 1a and 10 buildings. It may include requirements which are not applicable to the project. Read this specification in conjunction with other project specific documents, including drawings, schedules and appendices, and refer/conform to the applicable requirements.

**DOCUMENT REVIEW**

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<b>Revision date</b>	<b>Comments</b>
07/04/2017	2017 Annual update - NATSPEC update, waste management and asbestos removal.
13/09/2017	Amended to include PERMITS, FEES AND CONTRIBUTIONS clause, Investigation and work plan and Notice of completion certificate subclauses, PROCEDURAL clause, Pest management, Dust protection, Exposed surfaces, Existing services and Temporary support subclauses and amended Notice of completion subclause. Re-use of septic tanks deleted.
04/12/2017	Document title changed. Incorporates NATSPEC October 2017 Update.
08/06/2018	2018 April update - Links and cited documents updated, Execution details added and Records amended in SUBMISSIONS. HAZARDOUS SUBSTANCES and INVESTIGATION AND WORK PLAN clauses added, DEMOLITION - BUILDING SERVICES clause amended, COMPLETION clause amended in EXECUTION.
15/04/2025	NATSPEC updates, NCC updates and Design Control Group amendments incorporated.
01/07/2025	Updated branding to Department of Housing and Works.

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## 0131 PRELIMINARIES

## 1 GENERAL

## 1.1 PERMITS, FEES AND CONTRIBUTIONS

**Applications and approvals**

Contractor's responsibilities: Cover all authority application and approval requirements, including fees and contributions.

Written confirmation of authority approvals: Provide to the principal before installing, including all relevant drawings.

## 1.2 THE SITE

**Project signboards**

General: Within 10 working days of commencement of work, provide project specific signboards and as follows:

- Locate where directed by the principal.
- Maintain in good condition for duration of the work.
- Obtain permission for removal.
- Remove on practical completion.

Other signboards: Obtain approval from the principal before display of advertisements or provision of other signboards.

**Reinstatement**

Accessways and services: Do not obstruct or damage roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Determine the location of such services. Rectify immediately any obstruction or damage to such services and provide temporary services whilst repairs are carried out.

Trees and properties: Do not interfere with or damage trees and properties that are to remain on or adjacent to the site, including adjoining property encroaching onto the site. Rectify immediately any interference or damage to such trees and properties.

**Existing services**

Location of services: Verify the location of existing services from the appropriate authority and/or BEFORE YOU DIG AUSTRALIA (see [www.byda.com.au](http://www.byda.com.au)), as required.

- Verges: Locate services before start of landscaping.

Damaged services: Rectify or replace services damaged during construction. If required, obtain permits from the appropriate authority.

**Use of existing services**

General: Existing services may be used as temporary services for the performance of the contract subject to conditions of use, as documented.

**Adjoining properties**

Notice: At least 10 working days before commencing work, give written notice to owners and occupants of adjoining properties of intention to

commence work and an outline description of the type and extent of work.

Revealed encroachments: If the works reveal unknown encroachments of adjoining properties onto the site or of existing site structures onto adjoining properties, immediately notify the principal and seek instructions.

Dilapidation report: For each adjoining property to be recorded:

- Inspect the property with the principal and owner and occupant of the property, before commencement of work.
- Make detailed records of conditions existing within the property, especially structural defects and other damage or defacement.
- Arrange for at least 2 copies of each report, including drawings, written descriptions and photographs, to be endorsed by the owner and occupant of the property, or their representatives, as evidence of conditions existing before commencement of work.

Endorsed copies: Submit one endorsed copy of each report. Keep the other endorsed copy on site.

- Purpose of submission: For information.
- Timing of submission: Before commencement of work.

**Parking**

Principal's existing parking areas: Use only designated parking areas.

## 1.3 PROTECTION OF PERSONS AND PROPERTY

**General**

Temporary works: Provide and maintain required hoardings, barricades, guards, fencing, shoring, temporary roadways, footpaths, signs, lighting and traffic management until practical completion. Provide all measures required to guard against vandalism of works and materials on site.

**Vandalism**

Requirement: Provide all measures required to guard against vandalism, including graffiti, of works, materials, plant and equipment on site. Do not claim for costs or loss from vandalism of works, materials, plant or equipment on site.

Removal of graffiti: Remove any graffiti applied to buildings, plant and equipment. If graffiti is not removed within the time nominated by the principal, the Department of Housing and Works will remove the graffiti and recover the cost from the contract.

**Occupied premises**

General: For the parts of the site designated as occupied premises:

- Allow occupants to continue in secure possession and occupancy of the premises for the required period.
- Maintain safe access for occupants.
- Arrange work to minimise nuisance to occupants and for their safety.
- Protect occupants against weather, dust, dirt, water or other nuisance.

Proposals: Submit details of proposed methods.

- Purpose of submission: For information.
- Timing of submission: Before commencement of work.

#### **Protective clothing**

Requirement: Make available protective clothing for the use of visitors, as follows:

- Safety helmets: Type 1 to AS/NZS 1801 (2024).
- High visibility safety vests: To AS 4602.1 (2024).

Certification: Required.

- Certification provider: An organisation accredited by the Joint Accreditation System of Australia and New Zealand (JASANZ).

#### **Safety**

Accidents: Promptly notify the principal of the occurrence of the following:

- Accidents involving death or personal injury.
- Accidents involving loss of time.

Accident reports: Submit reports of accidents.

- Purpose of submission: For information.
- Timing of submission: Within one day after the accident.

#### **Dust, dirt, water and fumes**

Protection: Undertake measures to prevent dust, water, and noise from affecting and inconveniencing adjacent properties and the public. Obtain permission from the adjoining property owners/occupants before entering their property.

Dust management plan: Submit details of proposed methods.

- Purpose of submission: For information.
- Timing of submission: Before commencement of work.

### **1.4 BUILDING THE WORKS**

#### **Stormwater drainage**

Requirement: Liaise with the local government authority for the preferred method of drainage and other stormwater requirements. Install to the authority's requirements.

#### **Survey marks**

Definition: A survey peg, benchmark, reference mark, signal, alignment, level mark or any other mark used or intended to be used for the purpose of setting out, checking or measuring the work.

Care of survey marks: Preserve and maintain the principal's survey marks in their true positions.

Rectification: If survey marks are disturbed or obliterated, immediately rectify.

#### **Contractor's representative**

Contacts: Submit names and telephone numbers of responsible persons who may be contacted after hours during the course of the contract.

- Purpose of submission: For information.
- Timing of submission: At the first site meeting.

#### **Subcontracting**

General: Submit a complete list of proposed and selected subcontractors and suppliers.

- Purpose of submission: For information.

#### **Disposal of waste**

Site waste (including food waste): Dispose of in compliance with state regulations and local government authority waste management requirements, including the following:

- *Environmental Protection Act 1986 (WA).*
- *Environmental Protection Regulations 1987 (WA).*
- *Health (Miscellaneous Provisions) Act 1911 (WA).*
- *Local Government Act 1995 (WA).*
- *Waste Avoidance and Resource Recovery Act 2007 (WA).*
- The recommendations of the Master Builders *Smart Waste Guide (2014).*

Waste containing asbestos: Handle, transport and dispose of in compliance with state regulations including the following:

- *Environmental Protection (Controlled Waste) Regulations 2004 (WA).*
- *Environmental Protection (Rural Landfill) Regulations 2002 (WA).*
- *Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (WA).*

### **1.5 MISCELLANEOUS**

#### **Compliance with the law**

General: Give notices and obtain the permits, authority approvals and authorisations, including payment of fees, to complete the works, unless noted otherwise.

**0171 GENERAL REQUIREMENTS****1 GENERAL****1.1 PRECEDENCE****General**

Order of precedence: If there is conflict or inconsistency between the worksections of this specification, the requirements of worksections take precedence over *0171 General requirements*.

**1.2 STANDARDS****Current editions**

General: All referenced documents are the editions, with amendments, current on 1st March 2025.

Exception to current editions: If statutory requirements reference other editions or standards, conform to those other editions or standards. If the NCC (2022) references editions other than the current edition, the same editions cited in the NCC (2022) are referenced in each worksection.

**1.3 INTERPRETATION****Abbreviations**

General: For the purposes of this specification the following abbreviations apply:

- BCA: National Construction Code series Volume Two: Building Code of Australia Class 1 and Class 10 buildings.
- NCC: National Construction Code.

**Definitions**

General: For the purposes of this specification, the following definitions apply:

- Documented: Documented, as documented and similar terms mean contained in the contract documents.
- Professional engineer: To NCC (2022) Schedule 1.
- Provide: Provide and similar expressions mean supply and install and include development of the design beyond that documented.
- Required: Required by the contract documents, the local or statutory authorities.
- Supply: Supply, furnish and similar expressions mean supply only.

**0201 DEMOLITION****1 GENERAL****1.1 STANDARDS****Demolition**

Standard: To AS 2601 (2001).

**1.2 EXISTING SITE CONDITION****Services**

Redundant/disused septic tanks: Locate and allow for decommissioning and removal to **DEMOLITION, Existing septic tanks**.

Existing services: Disconnect, cap off and peg. If removal is required, remove to the junction.

**Existing vegetation**

Approval: Do not remove any existing plants or trees without Principal's approval.

**1.3 SUBMISSIONS****Execution details**

Requirement: Submit the following, as documented:

- Hazardous Substances Management Plan, including laboratory analysis of hazardous substances.
- Investigation and work plan.
- Safe Work Method Statement.

**Notice of Completion Certificate**

Submission: Within 5 days of completing the demolition works, submit a Notice of Completion Certificate (BA7) to the Permit Authority with other required documentation.

**Records**

Dilapidation record:

- Before demolition: Submit to each owner of each adjoining or adjacent property, a copy of the part of the record relating to that property and obtain their written agreement to the contents.
- Rectification work: Submit written acceptance of rectification works from the owner of each adjoining or adjacent property affected.

**2 PRODUCTS****2.1 DEMOLISHED MATERIALS****General**

Removal: Except for items to be recovered for re-use in the works or delivery to the owner and materials to be recycled in the works, take possession of demolished materials and remove them from the site. Do not burn or bury demolished materials on site. Prevent spillage of demolished materials in transit.

Recycling: If possible, dismantle building components for off-site recycling.

### 3 EXECUTION

#### 3.1 PROCEDURAL

##### Work, health and safety

Requirement: To the *Work Health and Safety Act 2020 (WA)*.

##### Unexpected finds

Requirement: Give notice and close off affected site area with barrier tapes and warning signs to prevent access. Unexpected finds include asbestos and other hazardous or volatile contaminants, archaeological finds and items of heritage value.

##### Cultural and Aboriginal heritage items

Requirement: Conform to the *Aboriginal Heritage Act 1972 (WA)*. Protect and prevent damage or loss of items of cultural heritage or Aboriginal sites and artefacts.

Notice: If any item is suspected to be an artefact of heritage value, relic or material that is Aboriginal or belonging to early settlement, give notice.

Action: Stop construction work that might affect the item and protect the item from damage or disturbance.

#### 3.2 HAZARDOUS SUBSTANCES

##### Identified hazardous substances

Register: Prepared by the principal for hazardous substances identified as present on site.

Availability: Contact the principal.

Asbestos in the workplace: To *How to manage and control asbestos in the workplace Code of Practice (2020)* by Safe Work Australia.

##### Audit

Requirement: Prepare a Hazardous Substances Management Plan to AS 2601 (2001) clause 1.6.1. Include the following:

- Asbestos-containing materials.
- Flammable or explosive liquids or gases.
- Toxic, infective or contaminated materials.
- Radiation or radioactive materials.
- Noxious or explosive chemicals.
- Tanks or other containers that have been used for storage of explosive, toxic, infective or contaminated substances.

##### Removal of hazardous substances

Standard: To AS 2601 (2001) clause 1.6.2.

Asbestos removal: To AS 2601 (2001) clause 3.3.2 and *How to safely remove asbestos Code of Practice (2020)* by Safe Work Australia.

#### 3.3 INVESTIGATION AND WORK PLAN

##### General

Requirement: Before demolition or stripping work, prepare the work plan to AS 2601 (2001) Section 2. Include the checklist items appropriate to the project from AS 2601 (2001) Appendix A, and the following:

- Method of protection and support for adjoining or adjacent property.
- Locations and details of service deviations and terminations.

- Sequence of work.
- If the demolition program results in components temporarily cantilevered, provide a certificate from a professional engineer.
- Proposals for the safe use of mobile plant on suspended structural members including provisions for the protection of lower floors in the event of structural failure.
- If implosion methods are proposed, provide a separate report of methods and safeguards.
- Wheel loads of tipping or loading vehicles.

#### 3.4 PRE-DEMOLITION

##### Pest management

Survey of infestation: 6 weeks before starting demolition, survey the site and surrounding areas to identify for signs and extent of infestation.

Infestations: If identified, appropriately treat before starting demolition.

Baiting: Minimum 5 days before starting demolition, bait all rooms/sections in the buildings, including concealed spaces such as the roof space and subfloors. Do not use brodifacoum, bromadiolone, difenacoum, difethialone or flocoumafen. If required, continue baiting until all pests have been eradicated.

Redundant drains and sewers: Cap off to isolate redundant sewers and grub out if required.

Waste storage: Store waste in pest resistant, closable containers in suitable locations and remove regularly.

##### Fencing removal

Adjacent property owner: Before removing boundary fencing, notify adjoining property owners of commencement and anticipated completion date. Obtain consent before undertaking work.

Removal of fences: Remove all wing fences and gates and any fence erected on the lot that will not form, in part or whole, a boundary fence with an existing lot.

#### 3.5 ASBESTOS REMOVAL

##### Discovery of asbestos

Identification: If suspected asbestos containing material has been identified, conform to the following:

- Isolate the contaminated area and prevent access.
- Do not disturb the material.
- Cease work on site until safe removal can be arranged.

Water supply: Maintain water supply to the contaminated area until all asbestos products have been removed.

##### Materials containing asbestos

Transport and disposal cost: Pay for all costs of removing the asbestos waste.

Verification: Where asbestos products are found and removal required, submit written evidence of asbestos waste disposal at a waste facility licensed to accept asbestos.



**Asbestos disposal facilities**

Metropolitan areas: Use facilities listed by the Waste Authority at: [www.wasteauthority.wa.gov.au](http://www.wasteauthority.wa.gov.au).

Non-metropolitan areas: For facilities outside the Perth metropolitan areas, use facilities recommended by the local government authority.

**State regulations**

Disposal: To the *Environmental Protection (Controlled Waste) Regulations 2004 (WA)*.

Form submission: Provide copies of submitted WorkSafe (WA) Notification of Asbestos Removal forms and evidence that all fees have been paid. Forms are available at:

[wise.commerce.wa.gov.au/wise-online/nar](http://wise.commerce.wa.gov.au/wise-online/nar).

**3.6 SUPPORT****Temporary support**

Existing buildings: Until permanent support is provided, provide temporary support for sections of existing buildings or parts of buildings being retained and which normally rely on support from work to be demolished.

Ground support: Support excavations for demolition of underground structures.

Adjoining or Adjacent structures: Provide supports to adjoining or adjacent structures where necessary, sufficient to prevent damage resulting from the works.

Lateral and vertical supports: At least equal in capacity to that original provided by the structural element or structure to be demolished.

**Permanent supports**

General: If permanent supports for adjacent structures are necessary and are not documented, give notice and obtain instructions.

**3.7 PROTECTION****Encroachment**

General: Prevent the encroachment of demolished materials onto adjoining property, including public spaces.

**Weather protection**

General: If walls or roofs are opened for alterations and additions, provide temporary covers to prevent water penetration. Provide covers to protect existing plant, equipment and materials intended for re-use.

**Dust protection**

General: Provide dustproof screens, bulkheads and covers to protect existing finishes and the immediate environment from dust and debris.

**Security**

General: If walls or roofs are opened for alterations or additions, provide security against unauthorised entry to the building.

**Exposed surfaces**

General: If necessary, protect and weatherproof the surfaces of adjoining structures exposed by demolition.

**Existing services**

Location: Before starting demolition, locate and mark existing underground services by potholing or

other non-destructive digging, in the areas that will be affected by the demolition operations.

Utility services: Contact BEFORE YOU DIG AUSTRALIA to identify location of underground utility services pipes and cables.

Essential services: Shut off, cap or control services not required for the demolition work, at or outside the building line before commencing demolition. Conform to the requirements of the relevant existing utility authority, as appropriate.

Underground utility services to be retained: Do not excavate by machine within 1 m of existing underground services.

**Recovered items**

General: If items are documented for recovery and re-use, minimise damage during removal and recover all associated components required for their re-use.

**3.8 DEMOLITION****General**

Existing utility services: If removal is required, remove to the junction.

**Existing septic tanks**

Requirement: Conform to the *Environmental Protection (Unauthorised Discharges) Regulations 2004 (WA)*.

Redundant/disused tanks: Decommission tanks as follows:

- Completely empty tanks, leach drains and soak wells using a licensed liquid waste contractor.
- After emptying septic tanks, leach drains and soak wells, and fully remove from the project site.
- Hose down and disinfect tanks, drains and wells as required.
- Fill up excavations, tank, drains and soak wells.

Backfilling to excavation: Place fill in near-horizontal layers of uniform thickness no greater than 150 mm after compaction, deposited systematically across the fill area to achieve minimum relative compaction to AS 3798 (2007) Table 5.1.

Local authority approval: After decommissioning, submit certification and documentation to the local government authority health officer's requirements.

**3.9 COMPLETION****Notice of completion**

General: Give at least 5 working days' notice of completion of demolition so that adjoining or adjacent structures may be inspected following completion of demolition.

**Reinstatement**

Assessment of damage: Use the dilapidation record to assess the damage and rectification work arising from the demolition work.

Rectification: Repair damage arising from the demolition work. Obtain written acceptance from the owner of each adjoining or adjacent property of the completeness and standard of the rectification work.

**0221 SITE PREPARATION****1 EXECUTION****1.1 CONTROL AND PROTECTION****Erosion control**

General: Plan and carry out the work to protect natural and stormwater drainage systems from sedimentation by minimising soil erosion and sediment transportation.

**Dewatering**

Requirement: Keep earthworks free of water. Provide and maintain slopes, crowns and drains for excavations and embankments to make sure there is free drainage. Construct, including placing fill, masonry, concrete and services, on ground that is free of water. Prevent water flow over freshly laid work.

**Water quality**

Washout: Prevent washout from entering waterways and stormwater drains.

Cross connection: Prevent cross connections between stormwater and the public sewerage system.

Backflow prevention: To AS/NZS 3500.1 (2021) and the requirements of the network utility operator.

**1.2 TREE PROTECTION****Trees to remain**

Extent: Trees not marked for removal.

**Tree protection**

Tree protection zone (TPZ): To AS 4970 (2009) Section 3.

Tree protection measures: To AS 4970 (2009) Section 4.

Monitoring and certification: To AS 4970 (2009) Section 5.

**Work near trees**

Material placement: Keep the area within the dripline free of sheds and paths, construction material and debris.

Work under trees: Do not remove topsoil from or add topsoil to the area within the dripline of the trees.

Hand methods: If excavation is required within the dripline, use hand methods so that root systems remain intact and undamaged.

**1.3 SITE CLEARING****Extent**

Requirement: Clear only areas occupied by works such as structures, paving, excavation, regrading and landscaping or other areas documented for clearing.

**Clearing and grubbing**

Clearing: Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable matter and organic debris, scrub, timber, stumps, boulders and rubble.

Soil: Turn up soil to a minimum depth of 700 mm.

Turf: Remove turf to a depth just sufficient to include the root zone.

Grubbing: Grub out stumps and roots over 75 mm diameter to a minimum depth as follows:

- Below subgrade under buildings, embankments or paving: 500 mm.
- Below finished surface in unpaved areas: 300 mm.

Backfilling: Fill holes remaining after grubbing with sand material to prevent ponding of water. Compact the material to the relative density of the existing adjacent ground material.

**Disposal**

Spoil: Remove cleared and grubbed material from the site and dispose of legally.

<b>REFERENCED DOCUMENTS</b>
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The following documents are incorporated into this worksection by reference:

AS/NZS 1801	2024	Occupational protective helmets
AS 2601	2001	The demolition of structures
AS/NZS 3500		Plumbing and drainage
AS/NZS 3500.1	2021	Water services
AS 4602		High visibility safety garments
AS 4602.1	2024	Garments for high risk applications
AS 4970	2009	Protection of trees on development sites
NCC Schedule 1	2022	Schedule 1 Definitions
MBA Smart Waste	2014	Smart Waste Guide
SWA Asbestos	2020	How to manage and control asbestos in the workplace Code of Practice
SWA Asbestos removal	2020	How to safely remove asbestos Code of Practice
WA Gov Act No. 034	1911	Health (Miscellaneous Provisions) Act 1911
WA Gov Act No. 036	2007	Waste Avoidance and Resource Recovery Act 2007
WA Gov Act No. 36	2020	Work Health and Safety Act 2020
WA Gov Act No. 53	1972	Aboriginal Heritage Act 1972
WA Gov Act No. 074	1995	Local Government Act 1995
WA Gov Act No. 087	1986	Environmental Protection Act 1986
WA Gov R Clearing	2004	Environmental Protection (Clearing of Native Vegetation) Regulations 2004
WA Gov R Environ	1987	Environmental Protection Regulations 1987
WA Gov R Landfill	2002	Environmental Protection (Rural Landfill) Regulations 2002
WA Gov R UD	2004	Environmental Protection (Unauthorised Discharges) Regulations 2004
WA Gov R Waste	2004	Environmental Protection (Controlled Waste) Regulations 2004



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## Demolition Specification

**130 Stirling Street, Perth, WA 6000**