

Demolition & Strip-Out — Existing Dwelling

Harborne Demolition Pty Ltd · SWMS v1 · Reviewed 22 October 2025 · Next review 22 October 2026 or on any change of method

Project	Hillview Residence, 14 Hillview Crescent, Torquay VIC 3228
Principal contractor	Building Integrity Group — site supervisor Stuart, 0413 078 093
Activity	Soft strip of the existing dwelling, removal of the rear addition, slab and footing breakout, and load-out. The front rooms are RETAINED and propped by others.
Prepared by	M. Ferraro, Harborne Demolition — in consultation with the demolition crew, 22 October 2025
Consultation	Walked the building with the crew and the BIG supervisor before writing this. Demolition sequence agreed with the project engineer.
High-risk construction work	OHS Regulations 2017 (Vic) r.322: demolition of a load-bearing element; work involving powered mobile plant; work on or near services; risk of a fall more than 2 metres.

RISK ASSESSMENT METHOD

Every step below is scored twice: the risk BEFORE controls (inherent), and the risk that remains once the controls in this SWMS are in place and working (residual). Scoring is likelihood against consequence on the matrix below. Any step assessed Extreme does not proceed. Residual High requires the supervisor to verify the controls on the day, before that step starts.

Likelihood (rows) / Consequence (columns)	Insignificant	Minor	Moderate	Major	Catastrophic
Almost certain	Medium	High	High	Extreme	Extreme
Likely	Medium	Medium	High	High	Extreme
Possible	Low	Medium	High	High	Extreme
Unlikely	Low	Medium	Medium	High	High
Rare	Low	Low	Medium	Medium	High

Extreme	Do not start. The task is redesigned, eliminated or referred back to the principal contractor and the designer before anyone goes near it.
High	Additional controls required. The supervisor verifies the controls are in place on the day, before that step begins, and records it.
Medium	Acceptable with the controls in this SWMS maintained and monitored. Re-assess if the method, the weather or the crew changes.
Low	Managed by the site rules and normal supervision. No further action beyond the controls listed.

HAZARDS, CONTROLS AND RESIDUAL RISK

Task step	Hazard — what can go wrong	Risk	Control measures — highest practicable control first	Residual	Responsible
Before anything comes down	Striking a live service; disturbing asbestos or other unidentified material	Extreme	- Power, gas and water disconnected and certified by the relevant authority — abolishment certificates on site before a tool is picked up - Hazardous materials survey completed; asbestos removed by a licensed removalist and a clearance certificate issued before we start - Any unidentified sheeting is treated as if it contains asbestos: stop, isolate, report, do not disturb - Underground services located and marked; BYDA plans held on site	Low	Harborne supervisor · BIG supervisor
Soft strip	Manual handling injury; sharps and protruding nails; dust from linings	High	- Two-person lift over 20 kg; barrow and chute used for debris, nothing thrown - P2 respirators and water suppression while stripping linings - Nails bent over or pulled as material comes down; work area cleared each afternoon	Low	Harborne supervisor

Task step	Hazard — what can go wrong	Risk	Control measures — highest practicable control first	Residual	Responsible
Structural demolition	Uncontrolled or premature collapse of a load-bearing element	Extreme	- Demolition follows the engineer sequence — top down, never undermining a load path - Temporary propping to the retained front rooms installed and signed off by the engineer before any load-bearing element is removed - Exclusion zone the full height of the structure, barricaded and signed; nobody inside it while plant is working - Work stops and the engineer is called if anything moves, cracks or sounds unexpected	Medium	Harborne supervisor · project engineer
Excavator work	Crush or struck-by; machine overturning; contact with the overhead line	Extreme	- Spotter with the operator at all times; nobody inside the slew radius - Pre-start check recorded daily; machine worked on level, compacted ground - Overhead LV line on the frontage — no-go zone marked and a spotter for any lift near it - Beeper and beacon operational; keys out and machine isolated when unattended	Medium	Excavator operator · spotter
Slab and footing breakout	Noise, vibration and flying debris; damage to neighbouring property	High	- Hearing and eye protection mandatory inside the exclusion zone - Debris screens to both boundaries — neighbours are living in on both sides - Breakout only inside site hours; neighbours given notice before the noisy days	Low	Harborne supervisor
Loading out	Truck movements across the footpath; public struck by plant or debris	High	- Truck movements between 9am and 3pm only, with a spotter on the footpath for every movement - Site fully fenced with shade cloth; gates closed and locked whenever unattended - Street swept at the end of any day mud or debris is tracked out	Low	Harborne supervisor · BIG supervisor

PPE, PLANT AND COMPETENCY

PPE	- Hard hat to AS/NZS 1801 - Hi-vis to AS/NZS 4602.1 - Safety footwear to AS/NZS 2210.3 - Eye protection to AS/NZS 1337.1 - P2 respirator selected and fitted to AS/NZS 1715 - Hearing protection to AS/NZS 1270 - Cut-resistant gloves
Plant and equipment	5t excavator with hammer and grab — plant registration current, pre-start book on the machine - Skid-steer loader and tipper - Demolition saws, breakers, barrows and chutes - Temporary fencing, debris screens and signage to AS 1319 - Leads and tools tested and tagged to AS/NZS 3012
Competency held	- Construction induction card (White Card) — all persons - Excavator (LE) and skid-steer high-risk work licences - Asbestos awareness training — all crew - Spotter briefed on the exclusion zone before each stage - Crew inducted through Site Pass and signed onto this SWMS before starting

STANDARDS, LEGISLATION AND GUIDANCE THIS SWMS IS BUILT ON

OHS Act 2004 (Vic)	Sections 21 and 23 — a safe workplace for our employees and for the neighbours and public affected by the work.
OHS Regulations 2017 (Vic)	Part 5.1 Construction (r.322 high-risk construction work; SWMS prepared before the work starts); Part 4.4 Asbestos.
AS 2601	The demolition of structures. The demolition sequence, exclusion zones, temporary support and load-out method all come from this standard.
Compliance Code: Demolition	WorkSafe Victoria. Survey before demolition, service isolation and the principal contractor duties applied above.
Compliance Code: Removing asbestos in workplaces	WorkSafe Victoria. Licensed removal, clearance certificate, and the stop-and-report rule for unidentified material.
AS/NZS 1715 and AS/NZS 1716	Selection, use and maintenance of respiratory protective equipment. P2 selection and fit testing for the strip-out and breakout steps.

AS 2550.1	Cranes, hoists and winches — safe use. Applied to plant operation, exclusion zones and the spotter role.
AS 1319	Safety signs for the occupational environment. Exclusion zone and hazard signage.
AS/NZS 3012	Electrical installations — construction and demolition sites. Temporary supply, RCD protection and the test and tag interval.

EMERGENCY AND INCIDENT RESPONSE

Stop the work and make the area safe. Assembly point is the front verge opposite the site shed; first aid kit is in the site shed. Suspected asbestos: stop immediately, leave the material undisturbed, clear everyone from the area and call the supervisor — do not wet it, bag it or move it. Structural movement: everyone out of the exclusion zone, then call the engineer and the Building Integrity supervisor. Every incident and near miss goes to the supervisor the same day. Notifiable incidents: preserve the scene and call WorkSafe on 13 23 60.

REVIEW AND SIGN-ON

This SWMS is reviewed if the method changes, if the plant changes, after any incident or near miss involving this work, and at least annually. A revised version is re-signed by everyone before they return to the task — the previous version does not carry over. Sign-on is recorded electronically in Site Pass at induction and at /s/demo, and the signed register is held against the job.

This is a sample document created to demonstrate the Site Pass system. It is not a safe work method statement for any real project and must not be used as one. On a live Building Integrity site the contractor doing the work writes and signs their own SWMS; Site Pass reviews and approves it, holds the signed register, and stops anyone who has not signed on.