

Attachment E

Demolition Methodology



Demolition Methodology – Dividing walls and shared chimneys
108-110-112 Victoria Street
Beaconsfield NSW 2015

03 February 2022

Attention: Mr Albert Haddad

Dear Sir,

Danmor Consulting Engineers Pty Limited, being Consulting Engineers and Chartered Members of the Institution of Engineers Australia have inspected the party walls and chimneys at 108 and 112 Victoria Street Beaconsfield and advise the following with reference to the demolition:

Party wall and chimney at 112 Victoria Street:

- The single storey party wall at 112 Victoria Street is independent with respect to the new build and is to be retained, therefore this wall is not affected by the demolition process. The demolition is to occur top down starting at the roof sheets, rafters, ceiling joists and internal walls. Once all the roof and wall sheets are stripped back and removed, Danmor is to be contacted to inspect the party wall prior to the removal of any timber framing or internal brick walls.

After demolishing the dwelling, the top of the dividing wall is to be flashed with colorbond capping along the entire wall to ensure no water ingress from the top of the dividing wall. If the wall is a single brick wall or a 230 brick wall with no cavity, the wall will need to be covered with a plastic heavy duty membrane along the entire wall fixed with pins to the wall to prevent water ingress. All joints to be lapped 600mm and taped (a single large tarp can also be used instead). All pin holes to have silicone sealant. The plastic / tarp is not required if the wall is a 270 brick wall with a cavity.

- The shared chimney towards the rear is mostly over the dwelling at no. 114 Victoria Street. There are two options which will ensure the stability of the chimney.
 - The first and preferred option is to remove the top half of the chimney which appears to be unstable, brickwork is to be carefully removed by hand. Any overhanging brickwork over No. 112 is to be removed carefully and the side of the chimney is to be rebuilt over the existing party wall at no. 114. All brickwork is to be toothed into the original chimney brickwork, repair any loose brickwork or mortar. Refer to photo 1 over.
 - The second option is to repair any loose brickwork to the chimney and any overhanging brickwork over No. 112 is to be removed carefully and the side of the chimney is to be rebuilt over the existing party wall at no. 114. All brickwork is to be toothed into the original chimney brickwork, repair any loose brickwork or mortar. To provide stability at this height, temporary steel posts and brackets are required

to support the chimney. Once the building reaches the height of the chimney, the steel support can be removed and the chimney can be supported on the new wall with galvanised steel removable brackets. Details to be provided at CC stage. Refer to photo 2 over.

- The shared chimney towards the front is divided equally between both dwellings (112 and 114 Victoria Street).

The brickwork to the chimney over 112 is to be carefully removed by hand. The side of the chimney is to be rebuilt over the existing party wall at no. 114. All brickwork is to be toothed into the original chimney brickwork. Repair any loose brickwork or mortar. Refer to photo 3 over.

Party wall and chimney at 108 Victoria Street:

- The single storey party wall at 108 Victoria Street is independent with respect to the new build and is to be retained, therefore this wall is not affected by the demolition process. The demolition is to occur top down starting at the roof sheets, rafters, ceiling joists and internal walls. Once all the roof and wall sheets are stripped back and removed, Danmor is to be contacted to inspect the party wall prior to the removal of any timber framing or internal brick walls.

After demolishing the dwelling, the top of the dividing wall is to be flashed with colorbond capping along the entire wall to ensure no water ingress from the top of the dividing wall. If the wall is a single brick wall or a 230 brick wall with no cavity, the wall will need to be covered with a plastic heavy duty membrane along the entire wall fixed with pins to the wall to prevent water ingress. All joints to be lapped 600mm and taped (a single large tarp can also be used instead). All pin holes to have silicone sealant. The plastic / tarp is not required if the wall is a 270 brick wall with a cavity.

- The shared chimney towards the front is divided equally between both dwellings (108 and 106 Victoria Street).

The brickwork to the chimney over 108 is to be carefully removed by hand. The side of the chimney is to be rebuilt over the existing party wall at no. 106. All brickwork is to be toothed into the original chimney brickwork. Repair any loose brickwork or mortar. Refer to photo 4 over.



This methodology statement shall not be misconstrued as relieving the building contractor of their contractual or professional responsibilities.

Should you need anything further, or require any matters elaborated on, please contact the undersigned.

Yours faithfully,

For Danmor Consulting Engineers

A handwritten signature in black ink, appearing to read "Danny Morched", is written over a horizontal dotted line.

Danny Morched
Principal Engineer
BEng (Civil), MEng (Structural)
MIEAust, CPEng, NER (2320868), RPEQ

Photo ① - Rear Chimney at 112/114.



Party wall to
be retained and
is independent.

Photo ② - Rear Chimney at 112/114.



Photo ③ - Front Chimney at 112/114.



Chimneys to be
Separated and
made good.

Photo ④ - Front Chimney at 108/106



Chimneys to be
Separated and
made good.