

Elgin Towers Carlton: How we operate safely

SAFETY STANDARDS AND REGULATIONS FOR DEMOLITION WORKS

- The safety of nearby residents and our work crews is our priority.
- John Holland, as Homes Victoria's Principal Contractor, adheres strictly to all WorkSafe and EPA Victoria regulations for safe work operations.
- As we prepare for the safe and staged demolition of the red brick towers, we want to provide residents with information on how we operate safely.

TALK TO OUR TEAM

Our team is happy to talk to you and answer any questions – you can find our details on the next page.

We will continue to provide nearby neighbours with information ahead of each stage of the project.

WHAT WORK IS COMING UP?

Safe operations & site establishment

To ensure our work site is operating safely for residents and our crew, we are currently setting up site sheds and installing protective equipment to enable works to commence.

Specialist contractors

We have specialist contractors on site checking for, and removing, any hazardous materials ahead of demolition work. There is more information about how we manage this safely later in this update.

WHAT WORK IS COMING UP?

Preparing to install a crane

In April, we will start to build the concrete footing for where the crane will be installed later in the year.

Safety scaffolding, hoists and mesh

In May, we will install scaffolding and mesh around each building.

Safety scaffolding, hoists and mesh

This will be in place to keep everyone safe and contain dust and noise during works.

We will also be installing external hoists to move people and materials up and down the building.

Demolition work

We are planning for structural demolition work to start in approximately June, and finish by early-mid 2026, when we will remove the crane.

HOURS OF WORK

Our worksite will operate within the City of Melbourne's established and approved work hours of:

Monday to Friday: 7am – 7pm

Saturday: 7am – 3pm (as needed)

SAFETY AND COMPLIANCE

John Holland, as Homes Victoria's Principal Contractor, will adhere strictly to all WorkSafe and EPA Victoria regulations for safe work operations.

Offer of property condition reports

Residents can receive a free property condition report before works start. This report can be used in the unlikely case of issues from any site works.

Management of hazardous materials

- Specialist, licenced contractors will remove hazardous material before the start of any structural demolition.
- Any hazardous material will be appropriately sealed and handled before removal, by specialist contractors.
- Crews will wear appropriate Personal Protective Equipment (PPE), including white safety suits and masks during any removal activities.

Management of hazardous materials

- A qualified hygienist will be on site to verify the removal of hazardous materials by the contractors.

Management of hazardous materials

- Air monitoring devices will be placed on the site. Recordings from these devices are reported to EPA Victoria and operate to strict standards.

Management of noise

Noise monitoring will be in place to ensure the site operates to EPA Victoria standards.

Management of dust

We will install a safety scaffold and mesh around each building and use dust suppression measures, including water spraying near work and where trucks are receiving debris.

SAFE OPERATION OF CRANE

To bring the two red brick buildings down safely and efficiently, we need to install a tower crane.

The tower crane will be approximately 50 metres high, with the cabin at around 17 storeys high. This will be just above the top of the existing towers.

SAFE OPERATION OF CRANE

The crane will have engineering controls in place to ensure it will only be able to lift loads from the red brick buildings to loading zones located immediately adjacent to the buildings.

The crane will not be lifting any loads over adjacent properties.

When the crane is not working or outside working hours, the arm of the crane will be raised in a safe position.

In line with strict safety guidelines, the crane will be able to move with the direction of the wind when not in use. This is normal and safe.

TALK TO OUR TEAM

Phone: 03 9417 8593

Email: carlton@homes.vic.gov.au

Drop in: You can drop in to the community room at 38 Elgin Street on Tuesday 18 March from 10 – 2pm. We will host (and promote) more information sessions in April.

Sign-up for updates:

<https://bighousingbuild.homes.vic.gov.au/projects/elgin-street-carlton>