

DEMOLITION STATEMENT

PREPARED FOR
VIVACE INVESTMENT MANAGEMENT

PROPERTY
163 BEXLEY RD, KINGSGROVE

APPLICATION
DEMOLITION OF GARAGE AND
CONSTRUCTION OF GRANNY FLAT, STUDIO
AND SWIMMING POOL



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1 INTRODUCTION

This Demolition Statement has been prepared to provide a set of procedures for the demolition existing structures on site at 163 Bexley Rd, Kingsgrove relating to the development application for a demolition of garage and construction of a granny flat, studio and swimming pool. This Statement provides specifications for the operation and management of the demolition works relating to the proposed development.

The Statement will form the basis and provide a framework to ensure that all demolition work will not cause any significant or adverse impacts on the health and safety of the public, health and safety of the site personnel, protection of adjoining buildings and protection of the immediate environment.

2 PRE-COMMENCEMENT INSPECTION

Before the commencement of any demolition work, an inspection and investigation of the existing structures on the site shall be undertaken pursuant to any statutory obligations or regulations. Post inspection, a site works plan is to be prepared and submitted to Council for approval/record keeping.

3 PROPOSED DEMOLITION

The application seeks consent to demolish existing improvements from the subject site which includes existing garage

4 DEMOLITION METHODOLOGY

All proposed demolition work is to be undertaken in accordance with the following:

- Work Health & Safety Act 2011.
- Work Health & Safety Regulation 2011.
- Australian Standard AS2601:2011 - The demolition of structures.
- Safe Work Australia - Model Code of Practice - How to Safely Remove Asbestos (2016).
- Safe Work Australia - Model Code of Practice How to Manage and Control Asbestos in the Workplace(2016).
- Any guidelines published by the NSW Office of Environment and Heritage, NSW Environmental Protection Authority and SafeWork NSW; and
- CANTERBURY BANKSTOWN Council's DA conditions and any relevant demolition or asbestos policies.

An appropriately accredited professional contractor shall conduct all demolition work. Such contractor shall be always responsible for the safety of all works and compliance with this Statement. Noise and other amenity impacts during demolition work shall be managed and mitigated in accordance with the provisions of this Statement or conditions of approval to minimise any impacts on adjoining neighbours.

Any existing utilities/services that may be affected by the removal of the metal sheds are to be disconnected by qualified and appropriately accredited persons licensed to undertake such work.

4.1 PREPARATION OF THE SITE

The following site preparation must be undertaken before the commencement of any demolition work:

- Installation of a minimum 1.8-metre-high fence surrounding part of the site where demolition works will be undertaken.
- Installation of a minimum of two warning/safety signs are to be displayed on the perimeter fencing and all entrances to the demolition area: and
- Disconnection of all existing services are to be undertaken before the commencement of any demolition work.

4.2 REMOVAL OF TREES

No trees to be removed

4.3 EXCLUSION ZONE

An exclusion zone is to be established around the perimeter of the demolition zone. The exclusion zone shall be clearly marked and signposted pursuant to the provisions contained within the regulations/policies listed in Section 4 of this Statement.

4.4 SCHEDULE

Upon receipt of development consent, it is expected that demolition work will commence and will be undertaken over a period of 2 weeks for the items listed in Section 3 of this Statement.

4.5 DISCONNECTION OF SERVICES

Disconnection of all existing services connected to the site or buildings on the site are to be undertaken before the commencement of any demolition works including removal of connection pipes, cables, etc and in accordance with the requirements of the responsible authorities.

5 DEMOLITION PROCEDURES

All demolition work is to be undertaken in accordance with Australian Standard AS2601:2011 - The demolition of structures always and by a suitably qualified and accredited contractor who will be required to always ensure compliance with the following conditions:

5.1 SITE ACCESS

The site is to be always secured in accordance with Section 4.1 of this Statement. Access to the site by emergency services shall be always maintained.

5.2 SERVICES

All existing services shall be disconnected in accordance with Section 4.5 of this Statement.

5.3 SITE AMENITIES

Suitable and enough site amenities shall be provided for all contractors and employees on site in

5.4 SUPERVISION

A competent and qualified supervisor shall always supervise all demolition work.

5.5 FIRST AID

Suitable and necessary first aid equipment and supplies shall be always provided and maintained on site in accordance with SafeWork NSW requirements.

5.6 STRUCTURAL STABILITY

All structures shall be always maintained in a structurally stable and safe condition during the demolition work.

5.7 DEMOLITION SEQUENCE

Demolition of all structures shall be undertaken in reverse order to their construction.

5.8 REMOVAL OF DEMOLISHED AND HAZARDOUS MATERIALS

All demolished material shall be stored securely on site in suitable storage containers, skip bins or the like. Demolished materials shall be removed from the site on a regular basis to ensure that the site remains free of excessive demolished material.

If any hazardous materials are found on the site, all persons on site must be warned of the hazardous material, its location and the safe work method for the removal of the hazardous material. All work within the vicinity of any such hazardous waste shall be stopped until the materials have been removed.

Hazardous materials that require removal by a qualified and accredited contractor shall only be handled and removed by such a qualified and accredited contractor in accordance with the requirements of the regulatory authority, relevant standards, and any statutory provisions.

5.9 MANUAL HANDLING

Oversized and large materials or structural members shall be cut into smaller sized portions to avoid injury to contractors and employees.

Any materials or structural elements that will pose a health and safety risk to employees shall be removed using assistive equipment.

5.10 PERSONAL PROTECTIVE EQUIPMENT (PPE)

All contractors, employees and visitors shall be provided with the following Personal Protective Equipment:

- Gloves and non-tear clothing
- Steel cap safety boots
- Goggles
- Hard hat and chin strap
- Hearing protection

- A dust mask

5.11 ENVIRONMENTAL CONTROL

To ensure the demolition work does not affect the amenity of the neighbourhood, no injury shall be caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particular matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.

All vehicles carrying materials to or from the site must have their loads covered with tarpaulins or similar covers to ensure dust and other particles are not blown from vehicles associated with the demolition work.

All noise levels relating to the demolition work shall be restricted to a sound pressure level at any affected premises by not more than 5dB(A) beyond the background (LA90) noise level, in the absence of the noise under consideration.

5.12 ROAD SAFETY

Satisfactory methods and/or devices shall be installed on the site to prevent the tracking of mud/dirt onto the surrounding streets from vehicles leaving the site.

A Traffic Management Plan for demolition and construction vehicles shall be prepared and followed at all times during demolition work.

6 DEMOLITION AND REMOVAL OF WASTE

All demolition work shall be carried out in accordance with Australian Standard AS2601:2011 - The demolition of structures, the approved Waste Management Plan and regulations/policies listed in Section 4 of this Statement.

6.1 DEMOLITION CONTRACTOR

All demolition work shall be conducted by a licensed. Where Asbestos is found and is to be removed from the site, it shall be done in accordance with the requirements of SafeWork NSW and disposed of in accordance with requirements of the NSW Office of Environment & Heritage.

6.2 NOTIFICATION OF WORKS

A minimum of 2 business days prior to the commencement of the demolition work, written notice is to be given to Council and all adjoining properties of the intention to commence work as well as a telephone number on which principal contractor can be contacted during and outside working hours.

6.3 OTHER APPROVALS

Before the commencement of any demolition work, the contractor shall be responsible for obtaining any required additional approvals related to demolition work, including but not limited to, approvals required under Section 68 of the Local Government Act, 1993



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