

Demolition Work Plan
Section 2-Planning and Execution

Before the commencement of any stripping or demolition work, an initial investigation of the structure and site shall be carried out in accordance with Clause 1.6 and Clause 1.7.25 of AS 2601-2001.

Investigation to be carried out by the builder.

Investigation of the structure:

An investigation of the structure shall include, but not be limited to, identification and confirmation of the following:

(a) The materials of construction, and in particular, the location, nature and extent of any hazardous substances, to be carried out by a competent person.

Partial demolition of masonry, timber and steel structures; Partial demolition of existing residence that includes appliances, joinery, internal and external linings; and Service and footing trenching proposed.

(b) The type of structural system and the sequence of construction.

Timber framed flooring and walls; Timber framed roof with metal deck sheet over:

-Service trenches dug, sewer laid and allowed for; -footings and slab area grubbed out and prepared; -concrete slab with engaged footings poured and allowed to cure; -brickwork to be laid; -roof to be installed; -building to lockup; -second and final internal and external fit-out; -paving and landscaping installed.

(c) The elements and members essential for maintaining stability, against vertical and horizontal loads, of the structure as a whole and of individual portions or members. NA-Masonry structure is self supporting.

(d) The type, extent and status of services (eg. electrical, gas, mechanical, plumbing and drainage) contained within the structure and in particular those that are to be maintained during demolition. Services to be allowed for and extended from the existing cottage. Sewer to share the line to the board sewer. Services supplied from existing services from the existing cottage.

(e) The condition of the structure and its fittings and fixtures with regard to their state of disrepair or deterioration. Subject site has an existing mid-century brick/clad building in sound condition

(f) Any other details of the structure regarding its strength, construction or contents which will influence the selection of demolition procedures given the wok plan. Existing single storey masonry veneer dwelling with framed tiled roof: Partial supporting walls, flooring and roofing to be removed - appropriate propping and or lateral supports to be put in place; and Creating larger openings within existing walls.

(g) Confined spaces that are contained in the structure or created by the demolition process, including cellars, basements, garages, strong rooms, plant rooms, lift shafts, cool rooms, chemical storage rooms, service ducts, ceiling and floor spaces. NA

Investigation of the site:

An investigation of the site shall include, but not be limited to, identification of the following:

(a) The type, location, extent and status of any underground service conduits, cables, or pipework particularly those which are to be retained in service during or after demolition. Care taken with the existing sewer connection to the main board sewer. Renew & divert the line if necessary.

(b) The location and extent of any underground structures such as basements, cellars, or storage tanks (USTs), all of which may be defined as confined spaces. NA

(c) The nature and extent of any retaining structures that support adjoining ground or buildings. All construction relies on shallow excavation and is a minimum of 900mm to the side boundary.

(d) The location and extent of any concentrations (dumps) of noxious, toxic or other hazardous substances. Not known.

(e) The location and extent of any above ground services, eg. overhead powerlines. Street frontage powerlines. No craning or interference with powerlines proposed.

(f) The general condition of land and structures on adjoining sites, adjoining sites, footpaths and public spaces, particularly where these are close to or on the boundaries of the demolition site. Any pavement or landscaping (including fencing) that is within the proximity of a shared boundary.

Work plan:

The work plan shall be prepared by a competent person and shall include, but not be limited to, documentation of the following information:

(a) The location of the site on which the structure to be demolished stands. 17 FAIRBURN AVENUE, WEST PENNANT HILLS NSW 2125, Lot B, DP 29563

(b) The overall height of the structure above ground level and the least distance from the structure to each site boundary (all to the nearest 0.5m). As shown on proposed plan

(c) A brief description of the type of building (occupancy class), its structural support system and the principal materials of its construction. Class 1 buildings; Timber framing throughout; Single skin internal walls; Metal Roof Sheeting

(d) A description of the methods of demolition proposed to be used and type of major equipment proposed for implementing those methods and the means of moving such equipment from floor to floor. BoNCCt or small excavator; Hand labour; Jack hammer and other power tools.

(e) A description of the methods of proposed for handling and disposing of demolition materials and, in particular, of hazardous materials. All waste materials to a builders waste bin kept on the site. No potentially hazardous material identified in subject construction area. Existing rear portion of the house has been identified as Asbestos.

(f) A description of the proposed sequence of carrying out the demolition works and an estimate of the time, in days, that it is likely to take to complete all or each of the stages of the work. Excavation of footings and service trenching expected to take 1 x working day.

(g) Details of protective measures , including overhead protection and scaffolding required by Clause 1.5. and 1.7 of AS2601-2001. Scaffolding likely given the 2 storey nature of the build.

(h) The dimensions of the demolition exclusion zone shall be determined after considering existing conditions and work methods. Depending on the demolition method the zone may need to be larger than the demolition site during key stages of the demolition operation. Notice given to adjoining neighbour when the fence is to be demolished of at least five working days.

(i) Any other plans, illustrations, or written documents as may be necessary to clearly define or substantiate the proposals made under (d) to (g). Refer to Site Management Plan

(j) Provisions of a traffic management plan for the structure of the site. Construction parking to existing driveway or to Fairburn Avenue. A delivery zone to be secured with traffic cones to the street at the front of the site within an hour of an expected delivery.

(k) Provisions of an environmental management plan for the site and structure. see specification, and below.

(l) Occupation health and safety system (see As 4801)


High Risk Work requiring Principal Contractor to check that licences presented by employees and contractors engaged to carry out work are current and cover the correct class of "High Risk Work" The competent person shall ensure that the proposal contained in the work plan comply with the requirements of this standard. If it is proposed that mobile equipment be driven by operators on a suspended floor, Item (d) above shall include the size and weight of each such piece of equipment and the proposed method of raising and lowering the equipment and moving it from floor to floor. Furthermore, the statement in Item (l) above shall specify the support to be given on the suspended floor concerned and such other limitations on the operation of the equipment and loading on the floor as may be necessary to maintain the safety of the operators and other site personnel. NA

Execution: Extract taken from Australian Standard AS2601-2001

The work shall be executed, by competent persons, with due regard at all times for safe working practices and in accordance with the approved work plan, a copy of which shall be kept on site. Any modifications to the work plan, which may be necessary as the work progresses, shall be made by a competent person in accordance with Clause 2.1.

"Safety Management Plan" to include:

- Workplace Health & safety Policy, a copy of the Workers Injury and rehabilitation Policy and other relevant policy documents;
- defined roles for key personnel;
- training and minimum competency for employees;
- process for identification of hazards associated with each phase of the work and the assessment and control methodology

date	rev	amendments	no.	drawing name	rev	(c)kt 2022	<div>karmatecture premier design pty ltd t/a karmatecture 7/9 pryor street dubouché hill road 2103 ph (0412) 013 627 www.karmatecture.com.au environment protection is a priority</div>	
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