

Demolition, Construction and Waste Management Plan. Soil and Water Management Plan.

2 Meager Ave Padstow

1. GENERAL

1.1. Introduction

For the purposes of the Development Application, Architecture & Building Works, we have prepared the following outline Demolition, Construction and Waste Management Plan (the Plan). The Plan will be amplified during construction. The selected contractor will be contractually required to provide a project specific plan, taking into account their resources and methodology.

1.2. Objectives

The objectives of the Plan are to ensure safety on site and to minimise disruption to the local neighbourhood.

1.3. References

- Local Government Act
- Environmental Planning and Assessment Act
- Australian Standards
- Construction Safety Act
- Occupational Health & Safety Act
- Development Consent Conditions
- Council Codes
- Work Cover Authority
- Environmental Protection Authority

1.4. Construction Activities

Construction will include the demolition of existing structures, and the construction of a new residential development.

2. PEDESTRIAN & TRAFFIC MANAGEMENT

The Site will be out of bounds to all public access other than in the event of an emergency. Barricades will be erected to protect the public on the Street. All traffic onto the site will be via Meager Ave. Flagmen (if required) will be stationed on the footpath during movements onto and off the site.

3. HEALTH PROTECTIONS/SAFETY

OCCUPATIONAL HEALTH AND SAFETY ACT: The Contractor shall implement all requirements of the Occupational Health and Safety Act, 1983 as amended for all matters relating to the contract for the works.

The Contractor shall take all precautions necessary to protect the health of persons where demolition works may expose workmen and other persons on or within the site vicinity of the site to conditions which are dangerous to health, including the noxious effects of fumes, dust, liquids, infection, fire, explosion radiation or other hazards.

Take suitable precautions where the following are encountered:

- Asbestos insulation or sprayed asbestos coatings
- Fibreglass or rockwool insulation
- Flammable or explosive liquids or gases
- Toxic, infective or contaminated materials
- Noxious or explosive chemicals

The Contractor shall provide protective devices appropriate to the type of hazardous materials and conditions encountered (such as protective clothing, masks, screens, shielding, decontaminating equipment, seals, coverings and the like) and ensure that they are used correctly while such works are in progress and while health risks remain.

PROHIBITED: Smoking is not permitted on site or any part of the works which have been given over to the possession of the Principal and similarly alcohol shall not be brought to or consumed on the site.

SAFETY REQUIREMENTS: In addition to the requirements of the Occupational Health & Safety Act, 1983, and all associated acts or regulations which require employers to ensure the health, safety and welfare of employees, the following conditions shall apply:

Safety Helmets: ensure helmets to AS1801 are worn by all Contractors' employees, agents, or visitors on site.

Accident Reports: Immediately advise the Superintendent of:

- All accidents involving death or personal injury.
- All accidents involving loss of time or incidents with accident potential such as equipment failure, slides, cave-ins and the like.

If requested, furnish a written report.

SAFETY CO-ORDINATION COMMITTEE: In the absence of an Occupational Health & Safety (OHS) Workplace Committee, the Superintendent may direct the establishment of a Safety Co-ordination Committee. Such a committee will be chaired by the Superintendent or nominee and shall comprise representatives of the Principal, Contractors, Sub-contractors and workers. If so directed, the Contractor shall carry out recommendations of the Committee.

4. SOIL AND WATER MANAGEMENT DURING CONSTRUCTION

GENERALLY: Erosion and sediment control measures are to be implemented on-site for the project. These works are to be maintained and/or varied as specified during the Contract period. The Contractor is to undertake these works before any demolition, cleaning, scrub removal, bulk earthworks and excavation for services. Comply with the NSW Clean Water Act, Soil Conservation Act and other relevant legislation.

REFERENCE DOCUMENT: "Soil and Water Management for Urban Development" (January 1993) by the NSW Department of Housing.

EROSION CONTROL: Prevent erosion of soil from any lands used or occupied in the execution of the work under the Contract as specified in THE SOIL AND WATER MANAGEMENT PLAN.

SOIL AND WATER MANAGEMENT PLAN: A soil and water management plan is to be prepared by the Contractor. The Contractor shall undertake these works prior to any clearing, bulk earthworks and excavation for services.

GEOFABRIC SILT FENCING: Construct "silt" fencing where shown on the approved Soil & Water Management Plan.

Repair "silt" fencing when required or directed. Replace damaged sections, straighten and/or re-drive pickets and re-tie when the mesh or fabric comes adrift.

TEMPORARY STRAW BALE BLINDS: In accordance with the Contractor's approved Soil and Water Management Plan straw bales may be used in temporary situations, ie: whilst installing control measure or when a control measure has been partially or fully dismantled to permit building works to proceed.

Use only bales bound with wire and placed lengthwise in twin rows with straws parallel to the ground surface. Lay the bale flat and embed 100mm minimum into the downslope side. Secure each bale by driving two wooden stakes or steel pickets through the centre. The soil immediately upslope from the bale is to be compacted to prevent piping. Replace bales where deterioration or straw loss occurs.

EARTHWORKS: Earthworks are to be carried out in stages. Protect the immediate works areas with temporary straw bale bunds.

MATERIAL RECEPTORS: Provide acceptable receptors for concrete and mortar slurries, paints, acid washings, light-weight waste material and litter. Empty as necessary and dispose in an acceptable manner.

5. CONSTRUCTION REFUSE

REMOVAL: Regularly clear and remove all construction refuse from site as it accumulates and on completion. Keep site tidy at all times and minimise safety hazards associated with building rubbish. During demolition/building work the public way shall not be obstructed by building materials, refuse skips or in any way whatsoever.

SKIPS: Building waste containers (skips) shall not be placed on the roadway or footway under any circumstances.

Due to the liability of old buildings to infestation by rats and vermin, ensure that food scraps are not allowed to accumulate. Provide adequately sealed receptacles and empty when full.

6. DISPOSAL OF CONTAMINANTS AND REFUSE

GENERALLY: Remove from the site all contaminants and refuse, and dispose of in a lawful manner meeting all the requirements of the NSW Environmental Protection Authority and the NSW Waste Rectification and Processing service.

Refer also to **RESTRICTED WORKING HOURS AND COUNCIL REQUIREMENTS**.

7. TRUCKING

REQUIREMENT: Convey soils, earth, sand, loose debris, and the like loose materials to or from the site in a manner that will prevent dripping of materials on streets. Ensure that the wheels, tracks and body surfaces of all vehicles and plant leaving the site are free of mud and that mud is not carried on to adjacent paved streets or other areas.
Refer also to **RESTRICTED WORKING HOURS AND COUNCIL REQUIREMENTS**.

8. PROTECTION OF MATERIALS AND WORK/DUST CONTROL

STORE: All perishable materials, all fragile materials, fittings and fixtures and specially plated, glazed, vitreous, and enameled surfaces shall be effectively stored, handled and

protected from damage through and cause including vandalism and theft during the progress of the works.

COVERS: Temporary covers of sufficient extent and strength shall be used to protect finishing materials, etc, in position on the works from damage of any kind through any cause.

PROTECTION: Contractor to provide all necessary protection, wire enclosures, dust coverings to scaffolding, in accordance with the relevant Authorities' requirements, and as directed on site by the Superintendent. Protect where necessary all undisturbed stonework, and all other building features specified to remain onsite.

Provide and fix protection for on-going masonry work from weather or damage and staining from timbers, stone dust, oil, washings from steelwork or scaffolding and other injurious or disfiguring substances.

Ensure that temporary coverings are made where roof sheeting is removed, outside walls are removed or openings made in roof and walls. These coverings are to be installed at close of work and to be in place at all times outside building hours or when inclement weather may reasonably be expected.

DUST CONTROL: Restrict dust caused by demolition works to a minimum. Do not throw or drop dust-creating materials in a manner which releases dust. Provide approved material handling chutes or hoisted containers for handling such materials.

Spray chutes, containers, materials and affected areas with water as necessary to control dust.

9. POISONS AND OTHER INJURIOUS SUBSTANCES

PRECAUTIONS: Take proper precautions to keep poisons and other injurious substances in places secured against access by unauthorised persons.

Poisons and hazardous substances are to be stored, handled and managed to meet the requirements of Work Cover Authority draft "Code of Practice for Control of Workplace Hazardous Substances" (This includes provision of Safety Data Sheets for hazardous substances on site).

10.NOISE CONTROL

Refer to RESTRICTED WORKING HOURS AND COUNCIL REQUIREMENTS.

MINIMISE NOISE: Take all practicable precautions in accordance with the regulations to minimise noise resulting from work under the Contract. Fit all construction equipment with noise suppressors and use so that noise is minimised. Do not use loud hailers.

LIMIT: The noise level generated by plant and equipment shall not exceed limits set by AS2436 where limits are not set by Act of Regulation.

11.DEMOLITION PLAN

Prior to commencing any work, the Contractor shall provide a completion demolition plan in accordance with AS2601 setting out the requirements for the planned demolition of the nominated structures.

The plan shall include references to the shoring and underpinning required to maintain all adjacent properties in a safe and stable condition during and after demolition works.

Waste Management Plan

Site Address:		2 Meager Ave Padstow			
Buildings and other structures currently on site:		Single storey dwelling			
Brief description of proposal:		Dual-Occupancy			
Type of Materials					
DEMOLITION PHASE					
Weatherboard	3m ³	2 t	NA	Reuse Recycle Reclaim Pty Ltd	NA
Aluminium cladding	NA	NA	NA	NA	NA
Timber	2m ³	0.5 t	NA	Waste Recyclers P/L	NA
Bricks	10m ³	1 t	Back fill	NA	NA
Glass	0.2m ³	0.1 t	NA	NA	Tip Fast Pty Ltd
General building waste	4m ³	3 t	NA	NA	Tip Fast Pty Ltd
CONSTRUCTION PHASE					
Masonry	1m ³	2 t	Back fill	NA	NA
General building waste	5m ³	-	NA	NA	Auz Waste Pty Ltd
Weatherboard	0.2m ³	0.5t	NA	NA	Auz Waste Pty Ltd
Type of Waste					
ONGOING MANAGEMENT OF WASTE					
Food Waste	1m ³			Compost bins	On site
Glass	0.5m ³			Recycling area	Council recycling services
Paper / Cardboard	0.5m ³			Recycling area	Council recycling services
General household waste	1m ³			Recycling area	Council collection