



DEMOLITION MANAGEMENT PLAN

KOGARAH WAR MEMORIAL POOL
CARSS PARK POOL, 78 CARWAR AVENUE
CARSS PARK NSW 2221



Revision 1 – 15/09/2020

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1.0 Introduction

This Demolition Management Plan (DMP) has been prepared by Willow Frank to guide the demolition contractor (the contractor) in the necessary methodologies and procedures for the demolition of the existing pool, buildings and structures that make up the Kogarah War Memorial Pool complex, located at 78 Carwar Avenue, Carss Park NSW 2221.

This DMP outlines the typical deconstruction process proposed for this site.

1.1 Purpose

The intent of this Demolition Management Plan is to create an overarching document that details how the physical works required to meet the specifications will be managed and delivered.

In order to meet the specific requirements of AS2601-2001 – The Demolition of Structures, the contractor is to create a Site-specific Work Method Statements (SWMS) following a detailed inspection. These SWMS will be provided by the contractor following the award of the project and during site establishment and as such these SWMS do not form part of this DMP.

1.2 Project Brief

The Assets and Infrastructure Directorate of Georges River Council is seeking a demolition management plan for the remediation of the Kogarah War Memorial Pool site. The Council owned Kogarah War Memorial operated as a public pool until July 2019 when it was closed to the public following the completion of engineering and environmental assessments which deemed it structurally unsound and environmentally damaging. A Council resolution at the 25 May 2020 Georges River Council meeting was passed to undertake the immediate demolition of the Kogarah War Memorial Pool complex, decontaminate and undertake remediation of the site to eliminate the current safety risks to the community.

1.3 References

The successful contractor shall carry out all demolition works with reference to and in compliance with the following codes of practice:

- SafeWork NSW Demolition Licensing;
- SafeWork NSW Friable Asbestos Licensing;
- Work, Health and Safety Act 2011;
- Work, Health and Safety Regulation 2011;
- Protection of the Environment Operations Act 1997 (NSW);
- Protection of the Environment Operations (Waste) Regulation 2005 (NSW);
- Protection of the Environment Operations (Noise Control) Regulation 2008 (NSW);
- Demolition Work Code of Practice;
- AS 2601 The Demolition of Structures;
- AS 4361.2 Guide to Lead Paint Management;
- AS 3000 SAA Wiring Rules;
- AS ISO 14004 - 2004-11-15: Environmental management systems - General guidelines on principles, systems and support techniques;

- AS/NZS ISO 14001:2004: Environmental management systems - Requirements with guidance for use;
- AS/NZS ISO 19011:2003 Australian/New Zealand Standard Guidelines for quality and/or environmental management systems auditing;
- Environmental Protection Authority Publication Environmental Guidelines for Major Construction Sites (1996);
- AS 1885.1 – 1990: Workplace injury and disease recording standard;
- AS/NZS 4801 - 2001: Occupational Health and Safety Management Systems - Specification with Guidance for use;
- How to Safely Remove Asbestos Code of Practice;
- AS/NZS ISO 9001:1994: Quality systems - Model for quality assurance in production, installation and servicing;
- AS/NZS 4581 - 1999: Management System Integration – Guidance to Business, Government and Community Organisations;
- AS/NZS 4804 - 2001: Occupational Health and Safety Management Systems - General guidelines on principles, systems and supporting techniques;
- National Code of Practice for Excavation Work;
- Asbestos Blueprint for NSW;
- Fire Brigades Act 1989;
- Local Government Act 1993;
- AS 2865 – 2009 Confined Spaces;
- AS 1319 Safety Signs for the Occupational Environment

2.0 Site

2.1 Location

The Site is a disused public pool complex located at the southern end of Carwar Avenue in Carss Park NSW.

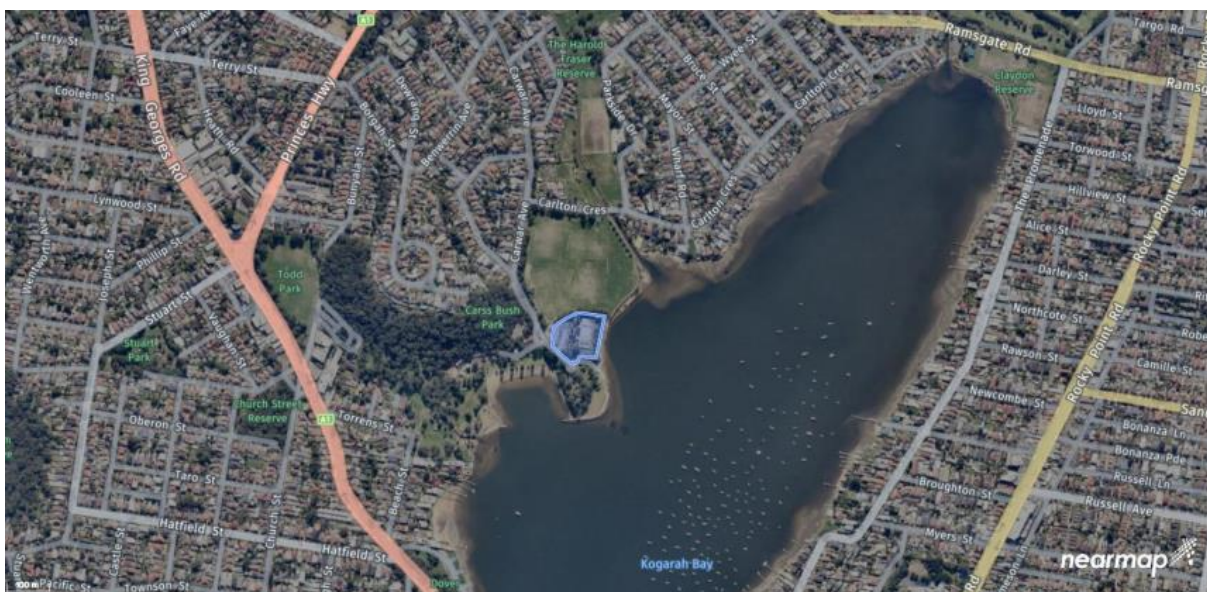


Figure 1: Site Location



Figure 2: Site mark-up showing indicative areas to stay and areas to be demolished.

2.2 Existing Buildings & Structures

The buildings/structures at the Site comprise:

- Olympic Swimming pool and kids pool;
- Main Building - single storey structure containing:
 - Reception area;
 - Gymnasium area; and,
 - Canteen
- Amenities block containing change rooms and toilets;
- Pump House - single storey structure containing plant and associated underground pipes and tanks (southern end of the Site);
- Associated awnings and covered ways;
- Storage tanks (northern end of Site); and,
- Car park (western side of Site).

It is noted that the car park is not proposed to be demolished.

2.3 Site Inspection

A site inspection was undertaken by Willow Frank on 21/07/20. Please see below images of the site.

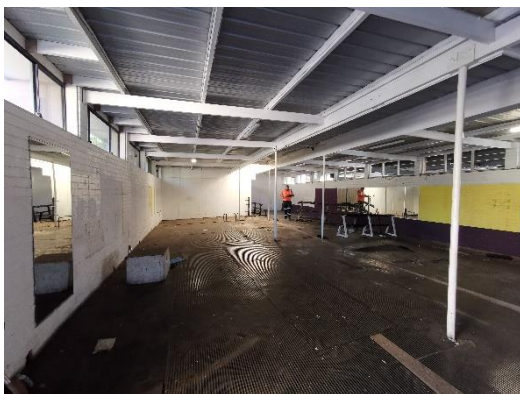


Figure 3: Gymnasium view 1



Figure 4: Gymnasium view 2



Figure 5: Reception Area



Figure 6: Covered Area view 1



Figure 7: Covered Area view 2



Figure 8: Swimming Pool view 1



Figure 9: Swimming Pool view 2



Figure 10: Kids Pool

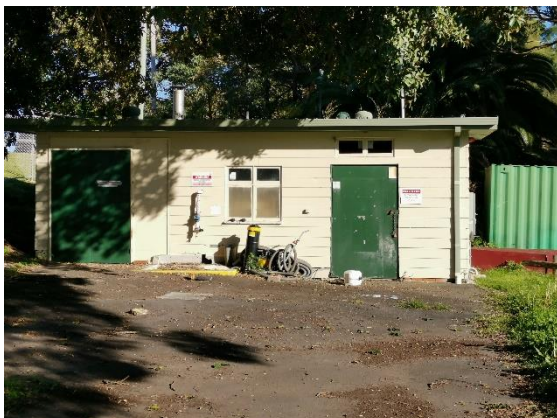


Figure 11: Pump House



Figure 12: Storage Tanks

2.4 Pedestrian Footpath

Pedestrian footpaths surround the site which is frequented by many park goers. Demolition works are not expected to impact greatly on pedestrians. The site is to be fenced in order to prevent unauthorised entry as public safety is a paramount concern.

2.5 Affected neighbours

2.5.1 Council

To the north of the site is Carss Park Flats which is used by the public for recreational activities and exercise. Other than parking disruptions, demolition works are not expected to impact greatly on the public using the park.

2.5.2 Men's Shed

To the west of the site and fronting the edge of the car park is St George Men's Shed. As the car park of the pool will be used by the contractor during the works, the contractor is to liaise with St George Men's Shed on a regular basis to keep them informed of the works and to provide a point of contact in case of any issues.

2.5.3 Carss Cottage Museum

To the south of the site is the heritage listed Carss Cottage Museum. Demolition works are not expected to impact greatly on the museum visitors. The contractor is to liaise with Carss Cottage Museum on a regular basis to keep them informed of the works and to provide a point of contact in case of any issues.

2.5.4 Public

As outlined in section 2.4, pedestrian footpaths surround the site which are used by many park goers. Pedestrian footpaths are not part of works so the public shall still be able to use these paths. The site is to be fenced in order to prevent unauthorised entry.

3.0 De-construction and Planning

The contractor must complete the following checklist prior to commencement of works:

Planning Activities			
	Description	Context	Status
Health and Safety			
1	The Health and Safety strategy for this project is to be developed by the Contractor to ensure compliance with the Health and Safety at Work Act 2015 and any other applicable Regulations (see section 1.3 references). The Contractor will be required to produce a Site Specific Safety Plan which will be reviewed and approved by the client.	Recognising the obligations and responsibilities in relation to safe working.	
Planning/Project Management			
1	A site survey to establish and mark the location of existing services is to be undertaken and termination requirements identified.	The purpose is to identify all underground and above ground services to assess the impact on infrastructure and neighbours.	

	Note: Whether or not the client has undertaken a site survey, the contractor must conduct their own to ensure they have appropriately informed themselves of any in-ground risks.		
2	A desktop and onsite review of the building structure is to be undertaken to assess the structural system of the buildings.	Safety in design, end of life deconstruction.	
3	A demolition survey is to be undertaken by the demolition contractor to assess the salvageable scope of the existing materials.	Reduce, reuse and recycle are key principals in waste management strategies.	
4	An asbestos survey is to be completed to establish the presence of ACM. Refer to the Hazardous Building Materials (HBM) Survey prepared by Douglas Partners.	Management of Asbestos Contaminated Material (ACM) and other hazardous materials as per current regulations and Hazardous Building Materials (HBM) Survey prepared by Douglas Partners.	
5	A plant, equipment and manpower schedule shall be drawn up together with an assessment of tip truck requirements.	Sourcing equipment, plant and manpower suitable for these demolition works.	
6	The contractor shall identify and confirm dumping sites for waste including ACM.	Impact on cost and truck turnaround times.	
7	A Communication Strategy with affected parties shall be developed & implemented.	Communication is a key to success.	
8	A deconstruction plan shall be written up and agreed.	Refer safety in design below.	
9	Building/resource consent is to be obtained.	Mandatory requirement.	
10	Instruction/approvals to proceed.	From clients.	
Safety in Design			
1	Safety in design looks at every stage of a building life cycle and workplace safety requirements require an examination of safety at key points in a buildings life cycle: • Safety in relation to site selection • Safety in relation to constructing the building • Safety in relation to occupancy and occupants • Safety in relation to maintenance requirements • Safety in relation to future adaption or extension • Safety in relation to deconstruction	This project is an end of life deconstruction. It requires the demolition of multiple buildings on this site to establish a clean building site. The age and construction methods and materials will determine the deconstruction methodology and an experienced demolition contractor should be utilised.	
2	The building to be demolished will be removing structural elements and engineering advice around the safe sequence may be required.	Avoiding spontaneous collapse of a weakened structure.	
3	Live services presenting hazards	The purpose of the site survey is to identify the existing services and arrange to cap, divert and disconnect as required.	

4	Hazardous waste	Managing contaminated and dangerous waste to ensure safety and legislative requirements are met.	
5	Environmental mitigation measures	Discussed in section 6	

3.1 Demolition Sequencing

The general staging and sequencing of the works is outlined below.

- Site Establishment (setup work zone, mobilise fence, signage, plant, establish amenities etc);
- Service disconnection;
- Removal of hazardous materials in buildings;
- Soft strip works;
- Demolish structures using demolition techniques, including the development of general Work Method Statements and Job Hazard Analysis;
- Process scrap metals, brick, concrete and GSW (general solid waste) in the designated processing areas;
- Progressive material segregation to clearly labelled stockpiles;
- Processing and loadout; and
- Tidy demolition areas.

Note: *The trees noted for removal in the Tree Removal Plan will be completed prior to demolition. The demolition contractor is to install protection measures to the trees that are being retained. Refer to the arborist report prepared by Moore Trees.*

Note: *The sequence/methodology is an ongoing planning issue during demolition. Whilst all outcomes are considered, due to the age and condition of the buildings these may change during the actual demolition works and will be managed by the demolition contractor during this time.*

3.2 Demolition Methodology

The structures shall be demolished using suitable demolition excavators. Some works may require the use of concrete cutting machinery and oxy-cutting. Any works done at height shall be done through EWP's and scaffold where necessary.

Once structures have been brought to the ground by induced collapse methods, demolition excavators shall systematically shear the structures to a manageable scrap size for loadout.

Segregation and clearing of materials shall be done concurrently. Prior to demolition, the pool structures shall be drained and once drained demolished using excavators. The contractor shall systematically use induced collapse techniques to bring in the side of the pool structures before commencing the pool base. The pool base shall be saw cut and removed by excavator on sections to limit impact with underlying spoil. The site shall be cleared of all scrap building material and made clear and safe to allow for civil works to commence.

4.0 Safety Measures

The contractor must complete the following checklist prior to commencement of works.

Existing Hazard (Removal of Asbestos)			
	Description	Context	Status
1	Contractor is to undertake a full hazard assessment survey of the building including sample testing for asbestos	Asbestos particles/dust are hazardous to health and are to be removed prior to general demolition.	
2	Contractor is procure WorkSafe registered Asbestos Removal Specialists	Only a certified/licensed operator is permitted to remove asbestos materials.	
3	Contractor is to develop an Asbestos Removal Plan (ARP).	A requirement under the Asbestos Regulations	
4	Contractor is to inform WorkSafe and complete notifiable work notification.	Asbestos removal is notifiable work.	
5	Contractor is to confirm training and competence and certification of removal personnel.	Only certified workers may work in the asbestos removal zone.	
6	Contractor is to set up asbestos removal zone work areas.	Mandatory work practice.	
7	Remove asbestos by approved methods.	In accordance with current regulations and the Hazardous Building Materials (HBM) Survey prepared by Douglas Partners.	
8	Independent assessor to test areas and confirm removal complete and air test negative for asbestos dust.	An independent verification that no asbestos remains.	
9	Handover to demolition contractor	Communication and conformation of completed works.	

Prior to commencement of demolition works, the contractor shall ensure the following:

Existing Hazard (Removal of Asbestos)			
	Description	Context	Status
1	Site Specific Safety Plan (SSSP)	The SSSP details hazards presented by the works and in particular highlights how the hazard will be managed utilising the hierarchy of controls.	
2	Traffic Management Plan (TMP)	A TMP has been prepared by Traffix detailing the specific controls to be introduced in relation to vehicle movements in and out of the site, control of entry and exit movements and protection measures designed to keep the public safe.	
3	Site barriers/fences	The site will require fencing and pedestrian fencing to establish a safe area of work. Fencing will be erected and modified as required to suit the demolition works.	

4	Personal Protective Equipment (PPE)	PPE shall be required to be worn at all times. All personnel as a minimum will wear: • Hard Hat • Hi-Visibility Clothing • Safety Boots • Safety Glasses	
5	Evidence of Training and Competency records to form part of the SSSP	Experienced and competent personnel are required to undertake work on this site. Where non experienced staff are employed, they are to work under the supervision of a competent foreman who will be responsible for their safety and awareness of potentially hazardous work.	
6	MSDS sheets to be held on site	A part of managing hazardous substances, information to be available in the SSSP and site office.	

5.0 Program of works

The contractor shall prepare & submit a program of works in a Gantt chart format using software such as Microsoft Project.

At a minimum, the program must show the activities relating to the following:

- Phase 1 – Off-site planning;
- Phase 2 – Site Establishment & disconnection of services;
- Phase 3 – Hazardous material removal;
- Phase 4 – Demolition activities; and,
- Phase 5 – Completion and handback of site.

6.0 Environmental Effects

6.1 Dust

Dust is to be controlled on site by the use of water sprayed directly onto working faces as required during demolition activities. This will include but not limiting to:

- Hosing down of trucks leaving site to control dust during transit as necessary; and
- Wheel washing to reduce dust and dirt dragged onto roads.

High winds or unsuitable environmental conditions may cause delays in demolition activities if dust levels or waste material cannot be controlled safely.

6.2 Noise

Noise will be controlled by restricting work to the following:

Day	Machinery Work Hours	Truck Movement Hours
Monday	7:30am – 6:00pm	7:30am – 5:00pm

Tuesday	7:30am – 6:00pm	7:30am – 5:00pm
Wednesday	7:30am – 6:00pm	7:30am – 5:00pm
Thursday	7:30am – 6:00pm	7:30am – 5:00pm
Friday	7:30am – 6:00pm	7:30am – 5:00pm
Saturday*	No work permitted	No work permitted
Sunday*	No work permitted	No work permitted
Public Holidays*	No work permitted	No work permitted

***Note:** Operational necessity will be required for work on these days.

Note: Any council restrictions on working hours supersede the above.

Typical Noise Mitigation Measures	
Demolition Equipment	Mitigation Measure
Compressors	- Acoustically dampen metal casing (silencer) - Use electrically powered compressor
Pneumatic Concrete Breaker	- Fit suitably designed muffler or sound reduction equipment - Use hydraulic or electric tools
Excavator	Fit exhaust sound reduction equipment
Truck	Fit exhaust sound reduction equipment

6.3 Stormwater

All drains at street level are to have silt bunds placed around storm grates and grilles to prevent silt entering the storm drain system.

6.4 Lighting

There are no plans to work the site outside of daylight hours and consequently no floodlighting is envisaged, however if lighting is deemed to be required by the contractor they are to allow for the hire of temporary lighting.

6.5 Transportation

The load out transportation is to be in well maintained trucks that operate within legal limits for exhaust emissions and comply with all requirements related to heavy transport. To avoid peak hour traffic congestion top trucks will not arrive or depart the site after 5pm.

6.6 Reduce, Reuse and Recycle

A commitment to reducing the amount of waste, reusing waste products and recycling waste products from demolition activities is to be a strong focus on this project.

7.0 Contractor's Key Personnel

The following personnel and their key roles must be engaged by the contractor for the duration of the works:

7.1 Project Manager

The Contractor's Project Manager is the key person responsible for the success of the project and has overall responsibility for the implementation and administration of the Management System. The Project Manager's responsibilities include, but are not limited to:

- Track project progress, report issues and manage project resources;
- Deliver business outcomes through the effective and efficient management of projects;
- Provide quality assurance for project documentation as appropriate;
- Facilitate or participate in project-related workshops, meetings and discussions;
- Document and maintain an up to date risk register for all projects;
- Maintain project management templates and tools;
- Provide or coordinate project management and related training;
- Ensure safety, environment and other risk assessments are undertaken for all works maintenance activities undertaken on the site generally;
- Ensure action is initiated to reduce or eliminate risks or hazards;
- Interact with unions, and clients and communicate at all levels;
- Manage multi-functional and multi-discipline teams in order to achieve program objectives;
- Analyse complex problems, identify critical issues and develop strategies for delivering solutions;
- Supervision of project staff, consultants and contractors;
- Management any HSEQC matters that may arise from time to time;

7.2 Site Supervisor(s)

Site supervisor(s) are responsible for seeing that the works undertaken on-site are conducted in a safe and efficient manner. They report directly to the Project Manager and are assisted by the Site Safety Manager. The Site Supervisor's responsibilities include but are not limited to:

- Conduct pre start meetings, assign tasks, discuss project needs, potential problems, project progress, current performance and future plans, consult with workers on safety matters, and reinforce drug, alcohol, and change management procedure;
- Conduct behavioural observations on workers during the course of the project;
- Ensure reporting procedures concerning significant hazards, incidents, effluent and emission are followed accurately and in the prescribed time frame for same;
- Ensure that tool box talks are undertaken and recorded as determined in the site management plan;
- Identify safety training requirements and consult with Project Manager and HSEQ Advisor for appropriate training programs;
- Conduct information and induction sessions;
- Assist in the identification of hazards in the workplace;
- Recommend preventative measures, including control systems to detect deviation from agreed safety policy;
- Liaise with the site management team on the safety aspects plant/process modification, including equipment specifications, waste disposal and industrial hygiene, protective clothing and the storage of dangerous chemicals and other substances;
- Initiate and manage site emergency procedures;
- Ensure that company plant is serviced and maintained to manufactures specifications;
- Actively supervise the site by walking around communicating with the workforce a minimum of 50% of the work day.
- Address any "grievance" that may arise on site pursuant to the registered instrument grievance procedure in a timely manner, those matters that can't be resolved are to be brought to the immediate attention of the Project Manager;
- Chair weekly tool box talks;

- Ensure that workers are supplied with protective clothing and equipment along with training in the use PPE where necessary;
- Investigate and document all recordable incidents in line with company procedures, and ensure corrective action and notification is actioned;
- Participate in, and contribute to, the effectiveness of health and safety meetings;
- Facilitate and support daily toolbox talks, and communicate safety feedback and information;
- Ensure that subcontractors adhere to their submitted WHS plan and to all WMS, JHA and Work Permits;
- Undertake daily work area inspections.

Note: Should at any time, any of the above mentioned responsibilities not be able to be fulfilled, the Project Manager is to be informed immediately.

7.3 Site Safety Manager

The site safety manager is responsible for the implementation of the WHS Management Plan. Specific duties of the site Safety Manager include, but are not limited to:

- Ensure safety programs in force at the time and safety procedures are implemented;
- Review new procedures and manage their implementation;
- Ensure reporting procedures concerning significant hazards, incidents, effluent and emission are followed accurately reported in the prescribed manner;
- Maintain records on safety programs and ensure licenses and permits are current;
- Identify safety training requirements and consult with the Project Manager for appropriate programs;
- Conduct information and induction sessions;
- Assist in the identification of hazards in the workplace;
- Recommend preventative measures, including control systems to detect deviation from agreed safety policy;
- Liaise with the management team on the safety aspects plant/process modification, including equipment specifications, waste disposal and industrial hygiene, protective clothing and the storage of dangerous chemicals and other substances;
- Initiate and manage site emergency procedures;
- Obtain and coordinate the services and cooperation of external emergency authorities as necessary;
- Ensure that subcontractors adhere to their submitted WHS plan and all WMS, JHAs and Work Permits.

7.4 Machinery Operators

All machinery operators must be appropriately certified & ticketed and must ensure evidence of such is maintained on site and on the personnel at all times.

7.5 Workers and Labour

Only trained worker(s) are to be engaged on the project along with their qualifications. Verification of Competencies (VOC's) are to be undertaken and filed.

8.0 Hazardous Materials & Substances

Hazardous and potentially hazardous building materials should be managed in accordance with the Hazardous Building Materials (HBM) Survey prepared by Douglas Partners, and with the NSW Work Health and Safety Act 2011 and Regulation 2017. In general, any material identified as hazardous or potentially hazardous should be managed/handled in the following manner:

- Hazardous and problem wastes would be stored separately onsite and disposed of or treated at a facility licensed to receive and manage the material or substance
- If asbestos is found onsite it would be disposed of in the following manner:
 - A risk assessment would be conducted to determine appropriate management measures,
 - Asbestos waste would be disposed of in a landfill which is licensed to receive asbestos waste,
 - Asbestos waste would be wetted, wrapped in 200um thick plastic, and sealed with tape before it is transported,
 - It would be clearly labelled as “asbestos waste”,
 - It would be transported in a covered, leak-proof vehicle,
 - Copies of receipts from landfills where asbestos was taken would be retained, and
 - If the amount of asbestos is more than 10m², a qualified asbestos removalist would be engaged.

For further detail on the handling and disposal procedures for hazardous materials, refer to the Hazardous Building Materials (HBM) Survey prepared by Douglas Partners.

9.0 Site Organisation

9.1 Demolition Control Zone

The perimeter of the defined demolition zone is to be barricaded and signposted to prevent unauthorised access. Access points will be established and only worker(s) who have been site inducted with the authority of the Project Manager may enter these zones.

9.2 Perimeter Fencing

The site is to be fully secured by temporary fencing. The fencing is to be signposted with demolition and asbestos work in progress when applicable.

9.3 Barricade and Signs

As the works progress, different work areas are to be barricaded and signposted to define the area and prevent access. Any hazardous material identified are also to be barricaded and signposted.

9.4 Materials Processing

Please refer to the Waste Management Plan prepared by MRA Consulting Group regarding waste management and materials processing.

9.5 Skip Bin for Storage of Asbestos Materials

A designated area is to be identified by the contractor prior to asbestos removal works being undertaken. This is to be addressed in the Asbestos Control Plan and work specific WMS. The skip

bin shall be covered with a tarpaulin when not in use. All asbestos materials are to be contained within the bin by approved methods to prevent migration.

9.6 First Aid

A certified First Aid worker(s) shall be on site full time during the works to administer First Aid in the event of an incident and to participate in any emergency evacuation drill. Additionally, a first aid kit suitable for the propose works shall be on site remain fully stocked at all times.

A register of first aid items clearly showing quantity and expiry dates should remain on site with the first aid kit at all times.

9.7 Plant and Equipment

The demolition contractor is provide a list of proposed plant and equipment to be used for the works.

9.8 Daily Check Items

Before Commencing Work the contractor must ensure its responsible personnel carry out the following checks:

- All openings and elevated free edges are properly guarded;
- All fire and safety services are operational where required and other services not required have been safely disconnected;
- Any hazardous substances have been removed and correctly disposed of;
- Lines of communication to the supervisor(s) are clear and operational;
- All emergency access routes are clear of debris and clearly marked; and,
- Any other check that would be anticipated by a suitably experienced contractor.

Before Leaving Site

- All partly demolished plant and/or structures are secured and stable;
- All demolished materials have been removed or secured against high winds;
- All heat sources have been properly extinguished;
- All emergency access routes are clear of debris and clearly marked;
- All boundaries have been secured against unlawful entry;
- All areas outside of the demolition and remediation zones are clear of demolished materials and any hazard is properly lit, guarded and clearly marked; and,
- A daily close out meeting will be held to confirm all of the above.

9.9 Work Area Inspection

Workplace inspections shall be undertaken on a regular basis agreed with the Client's representative.

9.10 Information for the General Public

No statements relating to the work or work progression will be provided by RBT during this demolition. All requests for further information will be directed to the client.

9.11 Weather

Daily monitoring of the weather is to be undertaken by accessing the online weather bureau website. This information is to be conveyed to the worker(s) at the morning pre-start and may have a bearing on the daily undertakings. More regular monitoring and communications are to be undertaken where weather conditions and the specific work scopes dictate.

Precautions are to be taken to ensure that the stability of structures and the safety of worker(s) on site will be maintained in the event of a sudden and severe change in weather.

In the event the wind reaches levels where the work is deemed to be unsafe (either crane lifts or asbestos removal works), or when the debris cannot be effectively contained or captured, all work stops and the work area made safe until conditions abate.

10.0 Complaints Procedure

A process involving the Contractor's Project Manager and Site Foreman is to be implemented as follows:

- 1) All complaints will be directed in the first instance to the contractor's designated Site representative.
- 2) This person shall have responsibility to ensure that the complaints procedure is enacted.
- 3) The site is to have prominently displayed the works signboard with the 24 hour contact number of the demolition contractor on site manager.
- 4) The contractor is to maintain an onsite complaint register and log of actions taken.
- 5) The register shall include:
 - a. A standard complaint pro forma
 - b. Date of complaint
 - c. Complainant name
 - d. Actions taken
 - e. Report back to complainant
 - f. Close out
- 6) The management of complaints during the delivery phase will receive high level attention from the Contractor's Project/Site management and the client's management team as required for resolution.
- 7) Ensuring that complaints are noted, acted upon and closed out shall be a KPI adjudging the successful completion of these works.

Complaints Log Sheet		
Description	Information	Notes
Date of complaint		
Complainants name		
Details of complaint		
Site manager investigation		
Actions taken/implemented		
Reported back to complainant		
Close out date		

11.0 Appendices

11.1 A – Marked-up Demo Site Plan

11.2 B – Tree Removal Plan

11.1 A – Marked-up Demo Site Plan

TREE SCHEDULE											
NO.	TRUNK DIA.	HEIGHT	SPR.	NO.	TRUNK DIA.	HEIGHT	SPR.	NO.	TRUNK DIA.	HEIGHT	SPR.
1	0.9	25	18	33	0.3	6	4	35	0.3	4	5
2	0.9	20	12	34	0.3	6	4	36	0.9	25	38
3	0.9	20	18	35	0.3	6	4	37	0.9	25	38
4	0.7	20	18	36	0.3	6	4	38	0.9	25	38
5	0.9	20	12	37	0.3	6	4	39	0.9	25	38
6	0.9	20	12	38	0.3	6	4	70	0.9	25	38
7	0.3	6	5	39	0.3	6	4	71	0.9	25	38
8	0.9	15	8	40	0.3	6	4	72	0.9	25	38
9	0.9	18	15	41	0.3	6	4	73	0.9	25	38
10	0.9	20	18	42	0.3	6	4	74	0.3	5	7
11	0.3	8	4	43	0.3	6	4	75	0.3	5	7
12	0.9	20	12	44	0.3	6	4	76	0.3	5	7
13	0.9	20	12	45	0.3	6	4	77	1.0	10	15
14	0.5	8	5	46	0.3	6	4	78	0.5	8	5
15	0.9	8	5	47	0.3	6	4	79	0.4	8	5
16	0.9	20	5	48	0.3	6	4	80	0.3	7	5
17	0.3	15	10	49	0.3	6	4	81	0.3	6	5
18	0.3	12	8	50	0.3	6	4	82	0.3	6	5
19	0.4	12	8	51	0.3	6	4	83	0.4	12	6
20	0.6	12	10	52	0.3	6	4	84	0.6	12	5
21	0.2	5	4	53	0.3	6	4	85	0.2	5	7
22	0.9	20	20	54	0.3	6	4	86	0.3	5	5
23	0.9	20	20	55	0.3	6	4	87	0.8	10	10
24	0.9	20	20	56	0.3	6	4	88	0.5	12	7
25	0.4	12	8	57	0.3	6	4	89	0.5	12	7
26	0.3	8	5	58	0.3	6	4	90	0.5	12	7
27	0.9	20	20	59	0.3	6	4	91	0.5	12	7
28	0.3	8	5	60	0.3	6	4	92	0.5	12	7
29	0.3	8	5	61	0.3	6	4	93	0.5	12	7
30	0.3	8	5	62	0.3	6	4	94	0.3	8	5
31	1.2	25	20	63	0.2	3	2	95	0.4	10	7
32	1.2	25	20	64	0.5	4	8	96	0.4	10	7
33				97	0.25	5	6				

- NOTES
1. MAP & SURVEY GRANTS TO THE CLIENT NAMED A LICENCE TO USE THE INFORMATION HEREON FOR THE PURPOSE FOR WHICH MAP & SURVEY WERE ENGAGED TO PERFORM THE WORK. USE OF THIS PLAN AND INFORMATION FOR ANY OTHER PURPOSE IS NOT PERMITTED UNLESS WRITTEN APPROVAL HAS BEEN OBTAINED FROM MAP & SURVEY.
 2. ANY BOUNDARIES IF SHOWN HAVE BEEN COMPILED FROM THE INFORMATION SUPPLIED BY THE LRS NSW AND THEREFORE THE DIMENSIONS, AREA AND LOCATION OF EASEMENTS ARE SUBJECT TO A FINAL SURVEY.
 3. ALL DETAILS AND FEATURES SHOWN HEREON HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS (FENCES AND/OR WALLS, ETC.). THESE OCCUPATIONS HAVE NOT YET BEEN ACCURATELY LOCATED IN RELATION TO THE BOUNDARIES.
 4. THE DETAIL AND FEATURES AND CONTOURS ARE SHOWN TO SCALE. PLOT ACCURACY ONLY. COPYING MAY DISTORT THE SCALE.
 5. SERVICE STRUCTURES SHOWN HEREON ARE THOSE THAT WERE LOCATED AT THE TIME OF SURVEY AS INSTRUCTED AND WITHIN THE SCOPE PROVIDED. FURTHER SERVICES MAY BE PRESENT IN THE AREAS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON SITE. THE RELEVANT AUTHORITIES SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
 6. THE ACCURACY OF THIS DATA MAY NOT BE SUITABLE FOR BUILDING PURPOSES AND THEREFORE SURVEY MARKS SHOULD BE PLACED PRIOR TO ANY CONSTRUCTION COMMENCING.
 7. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

LEGEND	
	WATER MAIN
	TELSTRA PILLAR
	TELSTRA MARKER POST
	TELSTRA PIT
	TELEGRAPH POLE
	POWER POLE
	ELECTRICAL PILLAR
	POWER LIGHT POLE
	LIGHT POLE
	HYDRANT
	RECYCLED WATER
	WATER METER
	STOP VALVE
	WATER TAP
	GAS METER
	GAS DIRECTION MARKER
	GAS INSPECTION POINT
	SEWER MANHOLE
	SEWER VENT
	SEWER LAMPHOLE
	SEWER INSPECTION POINT
	SUBSOIL DRAIN
	STORMWATER PIT
	STORMWATER GRATE
	SURFACE INLET PIT
	LINTEL-KERN INLET PIT
	LINTEL-KERN INLET PIT WITH GRATE
	STORMWATER PIPE INCLUDING PIPE SIZE
	HEADWALL
	FIRE HYDRANT
	IRRIGATION PIT
	ELECTRICITY
	SEWER
	WATER
	COMMUNICATIONS
	GAS

MAP & SURVEY
LAND AND ENGINEERING SURVEYORS

4/2-4 Northumberland Road, Caringbah NSW 2229
PO Box 287, Gymea NSW 2227
t. 02 9526 6055 f. 02 9526 6844
e. admin@mapandsurvey.com.au
www.mapandsurvey.com.au

DRAWING TITLE
Site Feature & Level Survey

CLIENT
SJB Planning

REDUCTION
RATIO
1:250 (A1)

SURVEYED/DRAWN
MS/MS

AMENDMENT

28.7.2020 - Preliminary Carpark Detail Only

DATUM
AHD

CHECKED
GW

10.8.2020 - Rev Issued

DATE
24.7.2020

REFERENCE
5104

SHEET 1 of 11

DRAFT ONLY: TO BE COMPLETED
BY THE CONTRACTORS

Areas highlighted in red
to be demolished

Indicative material
storage and waste
management area to be
within working area

Indicative perimeter
for site fencing

Indicative
Amenities Area

Indicative Site
Shed Area

Indicative Unloading
Area. Work shall be on
hardstand to minimise
debris on roads

Indicative Loading
Area. Work shall be
on hardstand to minimise
debris on roads

Indicative Gate
Location

11.2 B – Tree Removal Plan

Tree Removal Plan

Kogarah War Memorial Pool
Carwar Ave, Carss Park

Key

Trees to be removed

MGA

TREE SCHEDULE											
NO.	TRUNK DIA.	HEIGHT	SPR.	NO.	TRUNK DIA.	HEIGHT	SPR.	NO.	TRUNK DIA.	HEIGHT	SPR.
1	0.9	25	18	33	0.3	6	4	65	0.3	4	5
2	0.8	20	12	34	0.3	6	4	66	0.9	25	18
3	0.9	20	18	35	0.3	6	4	67	0.9	25	18
4	0.7	20	18	36	0.3	6	4	68	0.9	25	18
5	0.6	20	12	37	0.3	6	4	69	0.9	25	18
6	0.9	20	12	38	0.3	6	4	70	0.9	25	18
7	0.3	6	5	39	0.3	6	4	71	0.9	25	18
8	0.5	15	8	40	0.3	6	4	72	0.9	25	18
9	0.9	18	15	41	0.3	6	4	73	0.9	25	18
10	0.8	20	16	42	0.3	6	4	74	0.3	5	3
11	0.3	8	4	43	0.3	6	4	75	0.3	5	3
12	0.8	20	12	44	0.3	6	4	76	0.3	5	3
13	0.5	20	12	45	0.3	6	4	77	1.0	10	15
14	0.5	8	6	46	0.3	6	4	78	0.5	8	3
15	0.4	8	5	47	0.3	6	4	79	0.4	8	3
16	0.6	10	5	48	0.3	6	4	80	0.3	7	5
17	0.3	15	10	49	0.3	6	4	81	0.3	6	5
18	0.3	12	8	50	0.3	6	4	82	0.3	6	5
19	0.4	12	8	51	0.3	6	4	83	0.4	12	6
20	0.6	12	10	52	0.3	6	4	84	0.6	12	5
21	0.2	5	4	53	0.3	6	4	85	0.2	5	3
22	0.9	20	20	54	0.3	6	4	86	0.3	5	5
23	0.8	20	20	55	0.3	6	4	87	0.8	10	10
24	0.8	20	20	56	0.3	6	4	88	0.5	12	7
25	0.4	12	8	57	0.3	6	4	89	0.5	12	7
26	0.3	8	3	58	0.3	6	4	90	0.5	12	7
27	0.9	20	20	59	0.3	6	4	91	0.5	12	7
28	0.3	8	5	60	0.3	6	4	92	0.5	12	7
29	0.3	8	5	61	0.3	6	4	93	0.5	12	7
30	0.3	8	5	62	0.3	6	4	94	0.3	8	3
31	1.2	20	20	63	0.2	3	2	95	0.4	10	7
32	1.2	20	20	64	0.5	4	8	96	0.4	10	7
								97	0.25	5	5

LEGEND

WATER MAIN

TELSTRA PILLAR

TELSTRA MARKER POST

TELSTRA PIT

TELEGRAPH POLE

POWER POLE

ELECTRICAL PILLAR

POWER LIGHT POLE

LIGHT POLE

HYDRANT

RECYCLED WATER

WATER METER

STOP VALVE

WATER TAP

GAS METER

GAS DIRECTION MARKER

GAS INSPECTION POINT

SEWER MANHOLE

SEWER VENT

SEWER LAMP/POLE

SEWER INSPECTION POINT

SUBSOIL DRAIN

STORMWATER PIT

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SURFACE INLET PIT

LINTEL-KERB INLET PIT

LINTEL-KERB INLET PIT WITH GRATE

STORMWATER PIPE

INCLUDING PIPE SIZE

HEADWALL

FIRE HYDRANT

IRRIGATION PIT

ELECTRICITY

SEWER

WATER

COMMUNICATIONS

GAS

