

# DEMOLITION WORK PLAN

## TO ACCOMPANY THE DEMOLITION OF EXISTING STRUCTURES FOR

197 WELLINGTON ROAD, CHESTER HILL NSW 2162



**AD ARCH**

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## 1.0 INTRODUCTION

### 1.1 Purpose of the demolition work plan

The Demolition "Work Plan" has been prepared for the purpose of providing a detailed description of demolition and site remediation procedures, which the Demolition company should be implementing during the on-site activities.

### 1.2 Site location and description

This report has been prepared to accompany a Development Application for demolition of existing structures. Figure 1 below shows the location of the site and the adjoining properties.

#### 1.1 INTRODUCTION



Figure 1: Source: Google Maps

### 1.3 General work activity overview

The work covered under this Work Plan should be conducted in a sequential manner, with some activities being conducted concurrently with others. Demolition work should be performed in accordance with:

- AS2061 –2001 - the Demolition of Structures
- National Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)]
- National Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)]
- NSW Code of Practice for Excavation Work, WorkCover Authority NSW March 2000.

A summary of the general sequence for the work activities is outlined as follows:

- Pre-construction activities and site mobilization
- Pre-Demolition Survey of each structure

- Verification of utility disconnections and isolations by others
- Demolition of existing structures
- Removal of all existing structures components to proper off-site facilities.

#### **1.4 Personnel health and safety**

The safety and the prevention of accidents is an integral part of the demolition operation. Under Federal, State and local laws, the Demolition company is responsible to provide a safe working environment, to protect life, health and safety of its employees and subcontractor's personnel.

## **2.0 PRE-DEMOLITION ACTIVITIES**

In accordance with Council's requirements, the Demolition company should notify owners and occupiers of premises on either side, opposite and at the rear of the development site prior to demolition. Such notification should be clearly written providing the date demolition will commence. The notification should be placed in the letterbox of every premise either side, immediately at the rear of, and directly opposite the demolition site.

On demolition sites where existing structures to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" should be erected in a prominent position on the site.

Demolition works involving the removal and disposal of asbestos cement should only be undertaken by contractors holding a current WorkCover "Demolition License" and a current WorkCover "Class 2 (Restricted) Asbestos License. All asbestos laden waste, including asbestos cement flat and corrugated sheets should be disposed of at a tipping facility licensed by the Department of Environment and Conservation.

All soil erosion and site control measures should be put in place as per the Council approved plans.

#### **Preparatory works/sign offs**

Prior to commencing ANY works in the existing structures signs MUST be obtained in writing that the following services have been disconnected:

- Power – electrical
- Gas
- Water
- Fire
- Mechanical
- Fibre Optic
- Telephone

**NO WORK IS TO PROCEED UNTIL THESE SIGN OFFS HAVE BEEN RECEIVED**

**All fences to the work area must also be erected prior to commencement.**

#### **2.1 Demolition activities**

Hours of operation should be as per Council regulations; namely 7am – 5pm Mondays to Fridays. No demolition work should occur on weekends. An "Hours of Building Work" sign should be affixed

to site fencing confirming these details.

Prior to commencement of building demolition, a thorough walk through and evaluation of the existing structures should be conducted to confirm that all appropriate measures have been completed to ensure that the area is ready for commencement of demolition activities.

In general, the tasks should include a wide variety of procedures. The most important aspect in the development of these procedures will be the safe conduct of the work. The Demolition company should have procedures which limit the use of labour to the most controlled and safe conditions and rely upon mechanized means of removal wherever possible. Excavators equipped with concrete breakers, concrete munchers, grapples, and other modern hydraulic demolition tools and attachments should be utilized. Wherever possible, large structures should be removed to ground level using mechanized means. Subsequent sizing of scrap materials such as steel and rebar and other material processing activities should take place at grade level, hauled off site and recycled accordingly.

The existing structures' demolition should be conducted in a manner that does not interfere with or encroach upon the existing surrounding pedestrian and vehicular traffic during normal activities. The Demolition company should provide site fencing around the project site. Depending upon site and structure conditions, alternative methods of demolition and alternative types of equipment may be used to ensure the safest and most efficient means of operation. This may involve modification of the site fencing from time to time in order to complete the demolition activities.

The Demolition company should perform salvage operations in accessible areas where the power has been isolated by Hunt while the soft demolition and remaining clean-up activities are going on. The Demolition company should use Bobcat skid steer loaders and hand labour to remove all soft debris that is not easily separated from the concrete material. This includes removal of roofing, ceilings, insulation, plaster partition walls, lights. After much of the soft debris is removed the Demolition company should commence the abatement activities and then resume with additional salvage and interior demolition until the existing structures are cleaned out of all soft demolition debris.

## **2.2 General structure demolition**

The Demolition company should utilize excavators and track loaders equipped with special demolition attachments (i.e. hydraulic breakers, concrete munchers, hydraulic shears, and grapples) to demolish the existing single dwellings. The use of excavators, greatly reduces the need for demolition personnel to work at elevated heights, increases the efficiency of the demolition process, and allows a more controlled operation than conventional crane and ball wrecking procedure. The dwellings will be demolished by breaking the roof, walls, and floors inward and allowing the demolished materials to fall into the interior footprint of the external walls of the dwellings. As demolition progresses, concrete and steel debris should be cleared with excavators and relocated to the designated debris pile locations. The concrete debris should be sized into manageable pieces and hauled off site to a recycler for crushing into road base.

The Demolition company should utilize excavators with demolition attachments (i.e. grapples, shears, and breakers) and track loaders to demolish the granny flat and the shed. Demolition should begin from the top working down and from one end of the external walls of the granny flat and the shed working towards the other end. Excavators and loaders should systematically demolish these existing structures and process the demolition debris. Demolition debris should be segregated and stockpiled for proper disposition. The ground floor slabs and footings should be broken in place, processed and hauled off site for recycling.

Demolition of site concrete walk areas and driveway and green waste should be handled after all the existing structures have been demolished.

### **2.3 Demolition of concrete structures**

Concrete demolition should consist primarily of removal of ground floor slabs and footings. Track loaders may assist with debris removal, processing, stockpiling and loading. Concrete should be taken to crushing and Recycling Company.

### **2.4 Ferrous and non-ferrous metals recycling**

During demolition of the existing building structure, the Demolition company should process the demolition debris to recycle as much metal material as possible. Structural steel framing, metal roofing and siding, reinforcing steel in concrete, copper tubing, electrical cable, electrical gear, controls etc., should be separated prior to the demolition as much as possible. All metal materials recycled as part of this project should be documented with weight tickets which should be provided with each application for payment. These materials should be hauled to approved recycling facilities.

### **2.5 Concrete recycling**

Clean concrete debris from the demolition activities should be stockpiled and then shipped off for re- cycling. All concrete that is hauled off the project should be recycled, and tickets provided with each application for payment. Concrete material should be taken to Crushing and Recycling Company.

### **2.6 Demolition debris disposal**

All demolition debris including all interior soft debris (i.e. drywall, plaster, ceiling tiles, roofing material, etc.) should be taken to a licensed Waste Management and Recycling facilities.

### **2.7 Dust control**

Dust control is considered an important part of the overall project. The Demolition company should utilize a spray hose attached to site water during demolition operations and direct a localized fine water spray to the source of demolition activities, as required, thereby reducing airborne dust articles. To minimize the run-off of water, the water supply should be used only when necessary.

### **2.8 Demolition completion**

Council should be provided with all tipping receipts and recycling documents to demonstrate compliance with Waste Management Plan. Clearance certificate should also be provided at this time.

## **2.9 Waste transportation**

Waste transport and disposal should be undertaken in accordance with the requirements of the NSW DECC and Work Cover Authority and the following regulations:

- Occupational Health and Safety Act 2000;
- Occupational Health and Safety Regulation 2001;
- Contaminated Land Management Act and Regulations; and
- Environmentally Hazardous Chemicals Act and Regulations.

Disposal of contaminated soil should be in accordance with the POEO Act 1997 and DECC waste disposal guidelines NSW DECC Environmental Guidelines: Assessment, Classification and Management of Non-Liquid Wastes (2008).

## **3.0 AUSTRALIAN STANDARDS / CODES OF PRACTICE**

- National Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC: 2002 (2005)];
- National Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)];
- VARICC Document, 2nd Edition;
- NSW Dangerous Goods Act 1975 and Regulations 1978;
- Site Specification and Method Statements
- .AS2994 – Earthmoving Machinery – Protective Structures, Standards Australia 1990;
- .NSW Code of Practice for the Safe Work on Roofs; Part 1, Commercial and Industrial
- AS2061 –2001, the Demolition of Structures
- AS3012 – Electrical Installations – Construction and Demolition Sites and Associated Codes of Practice
- AS4361.1 – 1995 Guide to Lead paint Management Part 1: Industrial Applications.
- AS4361.2 – 1998 Guide to Lead Paint Management Part 2: Residential & Commercial Applications
- Safe Work at Heights – Guide 2004 – WorkCover NSW National Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC: 2002 (2005)];
- NSW Code of practice for Moving plant in construction sites, WorkCover Authority NSW 2004
- NSW Code of Practice for Excavation Work, WorkCover Authority NSW March 2000
- AS3012 - 2003– Electrical Installations – Construction and Demolition Sites
- AS2550.1 2002 Cranes Hoists & Winches – Safe Use General Requirements
- AS2550.5 2002 Cranes Hoists & Winches – Safe Use Mobile Cranes
- AS2550.10 2006 Cranes Hoists & Winches – Safe Use – Mobile Elevating Work Platforms
- AS2550.19 2007 Cranes Hoists & Winches – Safe use – Telescopic Handlers

- NSW Code of Practice for Electrical Practices for Construction Work, WorkCover Authority NSW 2007
- Safe Work at Heights – Guide 2006 – WorkCover NSW
- AS/NZS 1576.1 – 1995 Scaffolding – General Requirements
- AS/NZS 1800 1998 – Occupational Protective Helmets – Selection, care, use
- AS/NZS 1336- 1997 recommended practices for occupational eye protectors
- AS/NZS 1270 – 2002 Acoustics hearing protectors
- AS/NZS 1715 – 2009 Selection Use and maintenance of respirator