



# **Demolition Statement**

230 Sixth Avenue, 50 and 60-80 Edmondson  
Avenue, Austral

02 November 2016



383 Kent Street  
Sydney NSW 2000  
PO Box Q1678, QVB  
Sydney, NSW 1230  
Australia

T +61 (0)2 9098 6800  
F +61 (0)2 9098 6810  
mottmac.com

Suite 205, 12 O'Connell  
Street  
Sydney NSW 2000

## **Demolition Statement**

230 Sixth Avenue, 50 and 60-80 Edmondson  
Avenue, Austral

02 November 2016



# Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
A	02/11/16	RH	JT	CA	Issued for DA

Information class: Standard

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

# Contents

Executive summary	1
1 Structures to be demolished	2
2 Method of Demolition	3
2.1 Site Preparation	3
2.2 Tree Removal	3
2.3 Demolition Exclusion Zone	3
2.4 Timeframe	4
2.5 Services	4
3 Demolition Procedures	5
3.1 Supervision	5
3.2 First Aid	5
3.3 Amenities	5
3.4 Stability of Structure	5
3.5 Glass	5
3.6 Site Access	5
3.7 Access within the structure	5
3.8 Disconnected Services	6
3.9 Electrical Safety	6
3.10 Damage and Structural Integrity	6
3.11 Sequence of Demolition	6
3.12 Removal of Demolished Materials	6
3.13 Cutting or Lowering of Large Members	6
3.14 Manual Demolition	6
3.15 Raising and Lowering of Equipment	7
3.16 Personnel Protective Clothing Devices	7
3.17 Removal of Hazardous Materials	7
3.18 Dust Control	7
3.19 Noise Control	7
3.20 Protection of Public Roads	8
4 Demolition and Removal of Waste	9
4.1 Demolition Firm	9
4.2 Adjoining Properties	9

4.3 Permit Requirements

# Executive Summary

A demolition plan and statement has been compiled to instruct Austral 1 Pty Ltd on the procedure to remove existing assets from the proposed development site at 230 Sixth Avenue, 50 and 60-80 Edmondson Avenue. This document will specify the operation approach to demolition works.

The demolition plan and demolition statement will form the basis and provide a framework for ensuring that the demolition activities do not adversely affect the health, safety, traffic conditions or environmental conditions for the public and any neighbouring properties.

An initial investigation of the structures on site along with an analysis of the site itself shall be carried out before any stripping or demolition work is to commence. This investigation must be in accordance with any statutory obligations or regulatory provisions. From this investigation, a site works plan is to be prepared and documented. The plan itself must be submitted to the relevant regulatory authority for approval.

Prior to an approval of the site works plan from the regulatory authority, no stripping or demolition activity shall be commenced within the site boundaries or otherwise on the site. Where latent conditions or other conditions are discovered during the execution of works that requires a regulatory authority to be notified and approve proposed changes before they are put into effect, the regulatory authority is to be notified of the changes within 24-hours of discovery.

The investigation of structures shall be carried out, with any results of the investigation recorded. Copies of these recordings must be made available for inspection by the regulatory authority. These records should accompany the site works plan in order to validate the choice of safety procedures, particular sequence, method or process of demolition.



# 1 Structures to be demolished

There are numerous structures which will need to be demolished prior to the commencement of construction activities for the site redevelopment. In principal, there are three brick residential dwellings and two plastic and metal clad cement fibre sheeting residential dwellings.

There are smaller structures, including metal sheds and swimming pools on the site. Chain wire and metal fencing exist over part of the site. Pavement in driveways and site landscaping will also need to be demolished. All dwellings use septic tank systems.

## 2 Method of Demolition

All works are to be undertaken in accordance with the following regulations:

- Work Health & Safety Act 201;
- Work Health & Safety Regulation 2011;
- Safe Work Australia (2011) - How to Safely Remove Asbestos;
- Safe Work Australia (2011) - How to Manage and Control Asbestos in the Workplace;
- NOHSC Code of Practice for the Safe Removal of Asbestos 2002 (2005);
- Australian Standard 2601 (2001) - Demolition of Structures;
- All relevant DEC, EPA and Work Cover NSW guidelines; and
- Liverpool city council's DA/CDC and Asbestos Policy.

The demolition works themselves are to be completed by a professional contractor is to be responsible for the safety of all operational works. Noise and other disturbances are to be managed and mitigated so that impact to the neighbours is minimal. Initially, hand demolition will commence, with the dwelling initially stripped and tested for asbestos. Any recyclable materials will be identified and disposed of accordingly at this stage.

All septic systems will be disconnected from the dwelling by a qualified and appropriately accredited plumber. The tank will then be pumped and cleaned. The concrete tank will be excavated from the ground and removed offsite.

### 2.1 Site Preparation

The following procedures must be taken prior to work commencement:

- Assembly of a 1.8m high safety fence surrounding the property where works are being undertaken;
- A minimum of two comprehensive warning/safety signs to be displayed on fencing and all other entrances to the construction area; and
- All services are to be disconnected prior to any work commencing on site. These services include, but are not limited to water, gas and electricity.

### 2.2 Tree Removal

A number of trees will have to be removed. The criteria for removal are those trees that are located within the site area and affected by project works in accordance with the Growth Centres SEPP.

### 2.3 Demolition Exclusion Zone

An exclusion zone is to be clearly marked and sign posted in accordance with the regulations specified above. This is the case even though demolition debris is to be retained within the site boundary.

If an unacceptable risk arises requiring additional measures, a detailed job safety analysis and safe work method statement is to be prepared by the contractor.

## 2.4 Timeframe

It is anticipated that the demolition works will commence shortly after approval has been received from Liverpool City Council. The demolition should be undertaken within a duration of 4 weeks, including works for all structures and septic systems.

## 2.5 Services

All services are to be disconnected prior to the demolition of any structures. Services include, but are not limited to water, sewer, electricity, gas and telecommunication services.

## 3 Demolition Procedures

A risk analysis is to be undertaken prior to the commencement of any demolition works. The provision of safety flags are to be installed where there are any OHS concerns, including where any overhead wires are located. Any existing service lines are to be identified and provisions made to ensure no damage to infrastructure occurs during demolition works.

Jemena Gas are to be notified prior to demolition works, to ensure they monitor the demolition and ensure that no work is done within close proximity to any existing gas main lines along the adjacent road.

The demolition is required to comply with AS2601-1991 at all times and a qualified professional is required to abide by these conditions at all times.

### 3.1 Supervision

A competent and qualified professional is to supervise demolition work at all times.

### 3.2 First Aid

Appropriate and necessary facilities and equipment for administering first aid are to be provided in accordance with any statutory requirements.

### 3.3 Amenities

Appropriate amenities for site personnel are to be provided in accordance with any statutory requirements.

### 3.4 Stability of Structure

Any structures to be demolished, along with any components of the same structures, are to be maintained in a stable and safe condition at all stages of demolition work. Where necessary, temporary bracing or other stabilisation measures are to be employed for stability.

### 3.5 Glass

Precautions shall be taken to prevent glass from falling and injuring persons within or outside buildings.

### 3.6 Site Access

The site is to be secured at all times against entry by unauthorised personnel or vehicles. In the event of a fire, accident, or other event requiring emergency services to access the site, provision must be made for ready access at any time.

### 3.7 Access within the structure

At least one access and egress route connecting all un-demolished areas to the nearest street must be provided for. It must be clearly marked and to the satisfaction of any relevant regulatory authority – this route is to be provided as an emergency exist in the event of fire or accident.

The proposed route is to be kept clear of any materials that could impede egress at all times – including accumulated demolition materials. Provision should be made for illumination of the route in the event of an emergency.

### **3.8 Disconnected Services**

Services within the structure that do not have to be maintained during works are to be sealed and disconnected before any stripping or demolition work commences.

### **3.9 Electrical Safety**

Temporary electrical installations which supply electricity to appliances and equipment used for the demolition works are to comply with AS 3012, and any other relevant regulations or requirements of the electrical supply authority. All electrical tools onsite are to be tagged appropriately.

### **3.10 Damage and Structural Integrity**

Where relevant, the structural integrity of adjoining or neighbouring buildings should not be affected through any demolition works.

### **3.11 Sequence of Demolition**

With reference to the Demolition Statement document, and as permitted by regulatory authorities, structures shall generally be demolished in reverse order to their construction. The order of demolition of buildings shall progress in this manner, where reasonable to do so and appropriate in the circumstances.

### **3.12 Removal of Demolished Materials**

Demolished material shall not be allowed to fall freely outside the structure unless confined within a chute or similar enclosure. This shall apply unless permitted otherwise by the relevant regulatory authority. Similarly, demolished material shall not be allowed to fall freely within the structure unless confined within a shaft or similar enclosure which is clear of obstructions to objects falling freely.

Demolished materials are to be removed from the site periodically and regularly. Under no circumstances are they permitted to accumulate on site to the level that they present a hazard to site personnel or the public.

### **3.13 Cutting or Lowering of Large Members**

Large members may be cut into smaller sized portions prior to lowering if necessary for equipment capacities. Whole or large portions of members shall be lowered in a controlled manner such that the likelihood of them falling freely is minimised. Wherever possible, a crane or similar lifting device shall be used to support beams or columns as they are being separated from the remainder of the structure.

### **3.14 Manual Demolition**

Personnel shall be permitted to work from safe and serviceable work platforms only. They shall not be permitted to work from the top of a wall or partition being demolished unless it is attached to an approved fall arrest system. Where concrete members are being manually demolished, reinforcement shall not be cut while the concrete is being broken out.

### 3.15 Raising and Lowering of Equipment

When moving earthmoving equipment between ground level and operating levels, appropriate hoisting equipment shall be used in accordance with the regulatory authority or by use of suspended ramps for moving equipment between levels.

### 3.16 Personnel Protective Clothing Devices

Every site worker and visitor shall comply with relevant safety procedures on site. These include wearing a safety helmet complying with AS1801, and where appropriate, the following equipment:

- Eye protection complying with AS 1336 and AS 1337;
- Respirators complying with AS 1715 and ASS 1716;
- Hearing protection complying with AS 1270;
- Industrial safety gloves or mittens complying with AS 2161;
- Safety footwear complying with AS 2210;
- Industrial safety belts or harness complying with AS 1891; and
- Disposable coveralls or overalls.

### 3.17 Removal of Hazardous Materials

Where hazardous materials have been recorded or subsequently uncovered, all site personnel must be warned of their existence and no demolition work shall proceed in the immediate vicinity until the particular materials have been removed. Hazardous materials, such as asbestos, should only be removed by a qualified and competent professional in accordance with the requirements of the regulatory authority, relevant standards and any statutory provisions that govern.

### 3.18 Dust Control

All procedures used in the demolition works shall be such as to minimise the release of dust into the atmosphere. Before commencement of stripping in an area of a structure any existing accumulation of dust in that area should be collected, placed into suitable containers and removed.

Selection of an appropriate collection technique, such as vacuuming or hosing down shall take into account the nature of dust and the type of hazard it presents (e.g. explosive, respiratory). Dust generated during stripping or during breaking of the building fabric to be removed from the site or can otherwise be contained. The use of excess water for this purpose shall be avoided.

### 3.19 Noise Control

Noise pollution shall be managed and minimised as far as predictable, but the selection of appropriate methods and equipment and the use of silencing devices where predictable.

Noise is to be kept at no more than 5dBa above the ambient background noise present on site.

### 3.20 Protection of Public Roads

Precautions shall be taken in accordance with the requirements of the regulatory authority to minimise the spreading of mud and debris by vehicles leaving the site.

The boundary road at Gurner Avenue will be kept clear at all times of any trucks and other vehicles. Trucks and other large vehicles will leave the site accordingly and under the instruction of traffic management if required.

Any damages to the road are to be repaired by the demolition contractor, at their own expense.

## 4 Demolition and Removal of Waste

All demolition is to be carried out in accordance with AS2601-1991.

A waste management plan has been prepared and is included in the DA submission.

As discussed in 3.17, hazardous materials found or to arise during the demolition works are to be removed offsite and disposed of in accordance with statutory authority instruction. Receipts are to be made available by request if required.

No demolition materials are to be burnt on or offsite at any time or under any circumstances.

### 4.1 Demolition Firm

Only licensed demolition firms are to conduct works on site. Any asbestos found on site is to be removed by a nominated contractor who is qualified to conduct such removal works, as discussed in 3.17

### 4.2 Adjoining Properties

All adjoining properties are to be notified prior to the start of the demolition.

All dust, noise and traffic are to be minimised, as best as possible under the circumstances, as discussed in 3.18 and 3.19

### 4.3 Permit Requirements

Any permit requirements such as the following are to be applied for prior to the commencement of these works:

- Pump concrete from a public reserve or laneway
- Stand a mobile crane within the public road reserve or laneway
- Use part of Council's road or footpath area
- Pump stormwater from site to Council's stormwater drains
- Store waste and recycling containers, skip bins and/or building materials on part of Council's land.