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DEMOLITION STATEMENT

DEVELOPMENT APPLICATION

ALL SAINTS CATHOLIC COLLEGE, CASULA

August 2017.

Demolition Statement

Accompanying Primary Drawing: Site Plan - Existing/Demolition ACD_1002

All Saints Catholic College

Leacock Lane, Casula

NSW 2170

Proposed Demolition Works:

The proposal includes the demolition of parts to the existing staff, administration, art/TAS, and drama buildings. The internal refurbishment and some external modifications to 10 existing GLA buildings, and the demolition of ancillary features including a store-room, multiple verandah covered walkways, ramp, stair, asphalt and paving.

(please refer to other architectural drawings submitted that reference the demolished elements in both single storey and multistorey developments. Plans, elevations, and section also reference the heights of the structures above ground level and distance of the structure to site boundary, their existing structural support systems and principle materials of construction).

Methods of Demolition:

All demolition work is to be carried out in accordance with the requirements of Australian Standards 2601-2001. Heavy machinery including a backhoe, excavators, and loaders will be used during the demolition process. The more detail report outlining the demolition methods, items, and equipment used in the are to be determined by the qualified contractor.

Refer to bushfire assessment report with regard to any fire measures during demolition.

The affected buildings for demolition will not be occupied and the egress of adjacent buildings will not be compromised.

Handling, Storage, and Disposal of Materials:

Most of the materials, such as bricks, concrete, and steel are inert. These materials will be separated on-site into appropriate stockpiles or removed from the site in separated loads. Waste material is to be removed by covered dump trucks and skip bins on trucks.

It is expected that the majority of materials will be transported to authorised waste disposal and recycling facilities. There the materials that can be recycled will be harvested and made available for reuse.

The handling and disposal of demolished materials will be determined by a qualified contractor.

Sequence/Timing of Demolition Works:

The demolition works will be conducted in multiple stages and are summarised in the sections below.

(NOTE: Please refer to ACD_1002 Site Plan - Existing/Demolition & ACD_1203 Staging Plan for further site information).

Stage 1:

Estimated number of months to construction completion is 8-12 months

Block A: Administration

The demolition of all internal and external brickwork walls, miscellaneous fixtures and fittings, plant equipment, and roof sheeting. Existing concrete slab and steel columns, and roof structure to be retained. Demolition of Block B2 storeroom and the external roofs and covered walkways.

Block B2:

Minor demolition or existing verandah roof and associated roof structure, gutters, and downpipes. Removal of existing window to western elevation to accommodate proposed door.

Block B4, B6:

Minor demolition of existing verandah roof and associated roof structure, gutters, and downpipes.

Block B5:

Minor demolition of existing verandah roof and associated roof structure, gutters, and downpipes.

Demolition of internal walls, plumbing fixtures and fittings. Removal of existing external doors and windows on the west elevation to accommodate the proposed bifold doors.

Other: External Works

Existing bus drop off in existing staff carpark to be modified, this includes the demolition of existing asphalt and paving.

Non-compliance stair and ramp between Block A and Block P is to be demolished.

Future Stages:

Include the future works on site that are to be progressively completed with each applying for an interim occupation certification. To be determined by client at a later date.

Block N: Art/TAS

Demolition of all internal masonry brickwork walls on upper ground.

Demolition of blockwork walls and concrete slab on lower ground level.

Localised areas of demolition to existing concrete slab on upper ground level, the demolition of existing external brickwork and windows on the northern elevation to accommodate proposed wall openings.

The excavation of no more than 500 cubic metres of soil underneath Block N to accommodate proposed lower ground level.

Block P: Library

Removal of internal masonry brickwork walls on lower ground. Removal of existing external brickwork and windows on the northern elevation to accommodate proposed wall openings. Removal of external brickwork wall to the east elevation to accommodate extension to tiered theatre.

Other: External Works

Removal of existing planting and asphalt facing onto the central courtyard.

Block C, D2:

Minor demolition of existing verandah roof and associated roof structure, gutters, and downpipes. Removal of existing doors and windows to northern elevations to accommodate proposed wall openings.

Block D1:

Minor demolition of existing verandah roof and associated roof structure, gutters, and downpipes. Removal of existing door opening to accommodate proposed door to required AS1428.1.

Block B3:

Minor demolition of existing verandah roof and associated roof structure, gutters, and downpipes.

Proposed Hoardings/Fencing/Overhead protection/Scaffolding:

The site is to be secured with appropriate security mesh fencing in areas where work is to be undertaken.

Access to the site, other buildings, and surrounding passages are to be maintained during construction and provide little disruption to the functioning and servicing of the school.