

Demolition Plan



For
Assistance Dogs Australia

At
**Lot 23 in DP239091
No. 8 Austin Place, Orchard Hills NSW 2748**

Prepared for
Therian Pty Ltd

By
**Planit Consulting Pty Ltd
July 2017**

1.0 INTRODUCTION

Planit Consulting Pty Ltd has been commissioned by Therian Pty Ltd on behalf of Assistance Dogs Australia to prepare and submit a demolition works plan for a development application for the construction of the Assistance Dogs Australia National Training Facility at the subject site.

2.0 DESCRIPTION OF WHAT IS TO BE DEMOLISHED

The proposal includes demolition of walls including internal and external for buildings A, B and D. Entire demolition of the existing dwelling C is proposed to facilitate a new storage facility.

Demolition works are proposed to facilitate the proposal and is summarised in the below table:

Building 'A'	Demolition of walls including internal
Building 'B'	Demolition of walls including internal and partial roof removal.
Building 'C'	Existing building to be completely demolished
Building 'D'	Demolition of walls including internal

The demolition of structures has been identified in **Attachment A- Site Plan**.

3.0 WORK PLAN

Clause 13 of the *Local Government (Approvals) Regulation 1993* requires Council to take into consideration the provisions of *Australian Standard AS2601-2001*. Clause 1.7.3 within this standard identifies a requirement to submit a work plan before any consent is issued.

Details specific to this work plan are provided as follows:-

a. The location of the site on which the structure to be demolished stands.

Lot 23 in DP239091 being No. 8 Austin Place, Orchard Hills NSW. (See **Attachment A- Site Plan**).

b. The overall height of the structure above ground level and the least distance from the structure to each site boundary.

No buildings exceed two storeys in height. Buildings A, B and C are currently single storey in height whilst building D is two storeys.

The following table identifies the height of structures to be demolished and distance from the structure to each site boundary.

Building	A	B	C	D
Overall Height (m) <i>Note: measured at their highest point to the ground level.</i>	7.2	7.7	7.4	8.8
Distance to Boundary				
North (m)	220	193	182	166
East (m)	9.2	41	26	4.8
South (m)	11	30	40	67
West (m)	55	22	47	62

c. A brief description of the type of building (occupancy class) its structural support system and the principle materials of its construction.

The historic use of the site includes consent in 1978 (file number 37/78), 1982 (D2505DA.1) and 1983 (D2505DA.2) for the construction of a staged development involving the erection of single storey building for housing for mentally handicapped adults.

The description relative to each dwelling is specified below:

Building	A	B	C	D
Class of Building as defined under NCC.	Class 3	Class 3	Class 6	Class 3
Structural Support/ Description	Slab on ground	Slab on ground	Slab on ground	Slab on ground/ timber post
Materials of Construction	Brick veneer, concrete slab, timber, roof tiles, glazing and aluminium.	Brick veneer, concrete slab, timber, roof tiles, glazing and aluminium.	Brick veneer, concrete slab, timber, roof tiles, glazing and aluminium.	Brick veneer, concrete slab, timber, roof tiles, glazing and aluminium.

d. Description of the method of the demolition proposed to be used and the number and type of major items of equipment proposed for implementing those methods.

Demolition methods of the buildings on site will be undertaken using either one (1) of the following methods for each building:

For demolition of Buildings A, B & D

1. Remove specified windows, doors and internal walls;
2. Dismantle selected all plumbing, electrical wiring and wall framing;
3. Remove specified external walls;
4. Partial roof removal (building B only); and
5. Clean up site.

For demolition of Building C

1. Remove roofing and roofing frame;
2. Remove all windows, doors and internal walls;
3. Dismantle all plumbing, electrical wiring and wall framing;
4. Remove all external walls;
5. Remove floor, piers and concrete slabs; and
6. Clean up site.

e. A description of the methods proposed for handling and disposing of demolished material and in particular hazardous material.

All materials will be handled treated and disposed of in accordance with the Workcover Guidelines and the provisions of the Australian Standards. Material will be recycled and disposed of at the Patons Lane Resource Recovery Centre where possible.

f. A description of the proposed sequence of carrying out the demolition work and an estimate of the time, in days, it is likely to take to complete all or each of the stages of the work.

Estimated time to demolish each building is as follows:

Building A:

- Removal of specified structures including windows, doors, internal walls, plumbing, electrical wiring and external walls is two (2) days.

Building B:

- Removal of specified structures including windows, doors, internal walls, plumbing, electrical wiring and external walls and part of room is two (2) days.

Building C:

- Removal of all structures is three (3) days.

Building D:

- Removal of specified structures including windows, doors, internal walls, plumbing, electrical wiring and external walls is two (2) days.

g. Details of the proposed protective measures, including overhead protection and scaffolding required by clause/s 1.5 & 1.7.

A perimeter security fence will be erected for each dwelling during the relevant demolition period and will remain until such time that the site is deemed safe.

h. Dimensions of the Demolition Exclusion Zone

All demolition work will be carried out on-site and there will be no disruption to the surrounding area. Safety fencing around the worksite is to be erected in accordance with Workcover requirements. Safety signage is to be attached to the fencing advising the site is a demolition site, warning non-authorised people to stay out.

i. Any other plans, illustrations, or written documents as may be necessary to clearly define or substantiate the proposals made under items d. to g.

N/A.

j. Traffic Management Plan

Loading and removal of materials and machinery will occur onsite with ample room available. Disruptions will be kept to a minimal as heavy vehicles will only arrive at the site when material is ready to be loaded.

k. Environmental Management Plan

The demolition works are of a relatively minor scale. A formal Environmental Management Plan is not considered to be required.

l. Occupational Health and Safety

Appropriate safety equipment is to be worn at all times by demolition workers including safety boots, helmets, sun protection clothing and the like. The requirements under AS4801 will be complied with at all times. Council are invited to impose appropriate conditions in this regard.

m. What materials are proposed to be reused, used as second hand material.

Demolition of the majority of the buildings are for refurbishment, material that is proposed to be removed is to be reused where possible on site, if deemed appropriate by super intendant. Other material deemed not suitable for reuse on the site will be recycled where appropriate at Patons Lane Resource Recovery Centre.

n. What materials are proposed to be recycled or reprocessed.

Where possible external walls for buildings A, B and D, ground floor, roofing and any ancillary components of the dwelling will be used with the dwellings to be refurbished. Materials demolished as part of building C will either be reused on site for the site proposal and/or recycled where appropriate at Patons Lane Resource Recovery Centre.

o. What materials are proposed to be sorted on site prior to disposal.

All materials will be sorted on site before disposal.

p. The location of the proposed disposal site.

Patons Lane Resource Recovery Centre is the nominated disposal site.

q. Chemical treatment under slab

It is of the opinion that no chemical treatment under the existing slab has occurred or remains for buildings A, B, C and D.

Attachment A – Site Plan

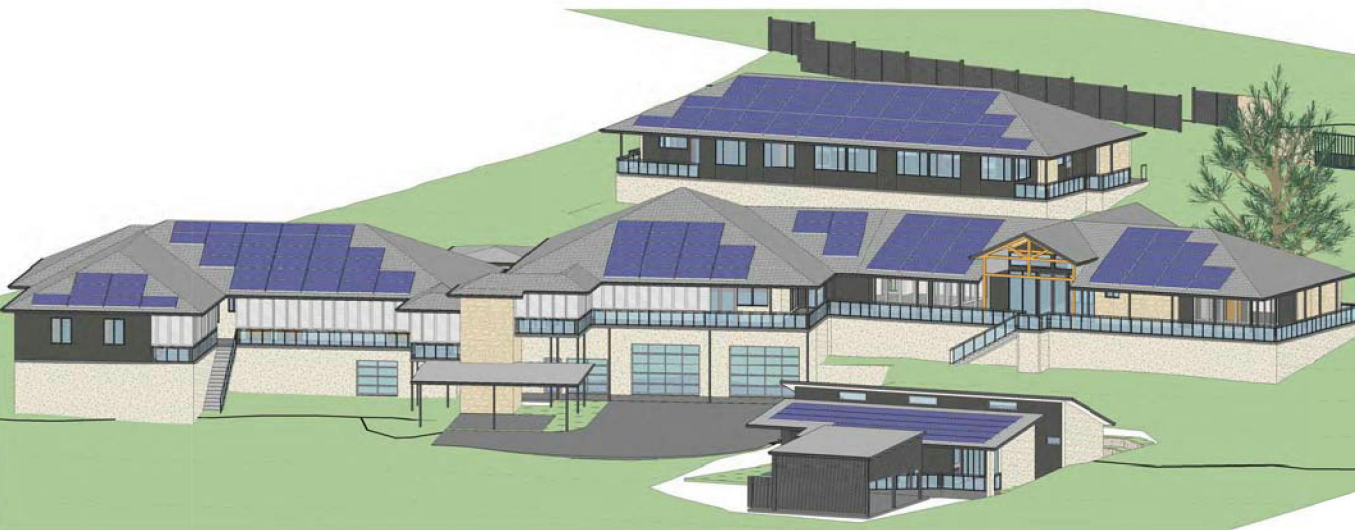


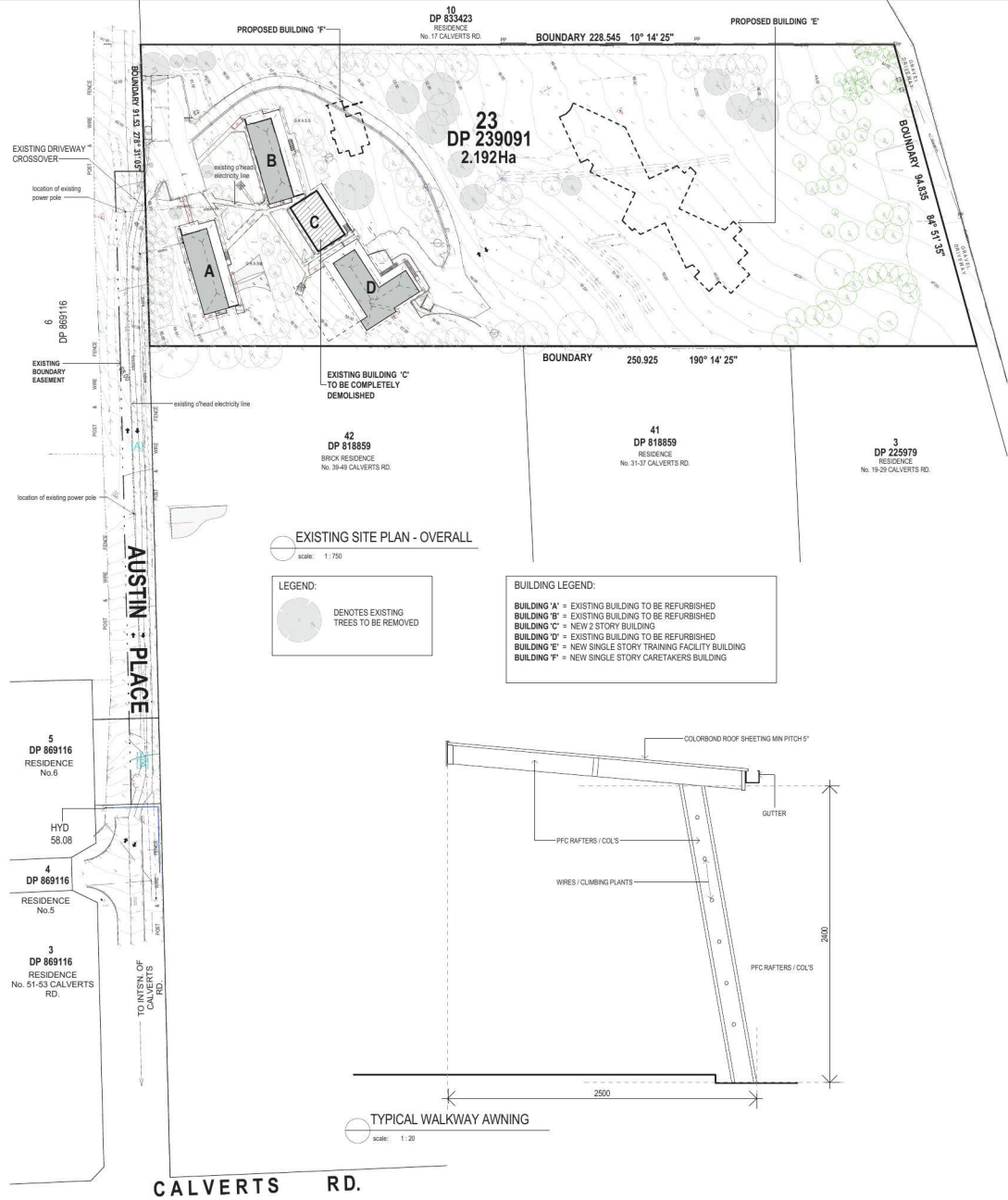
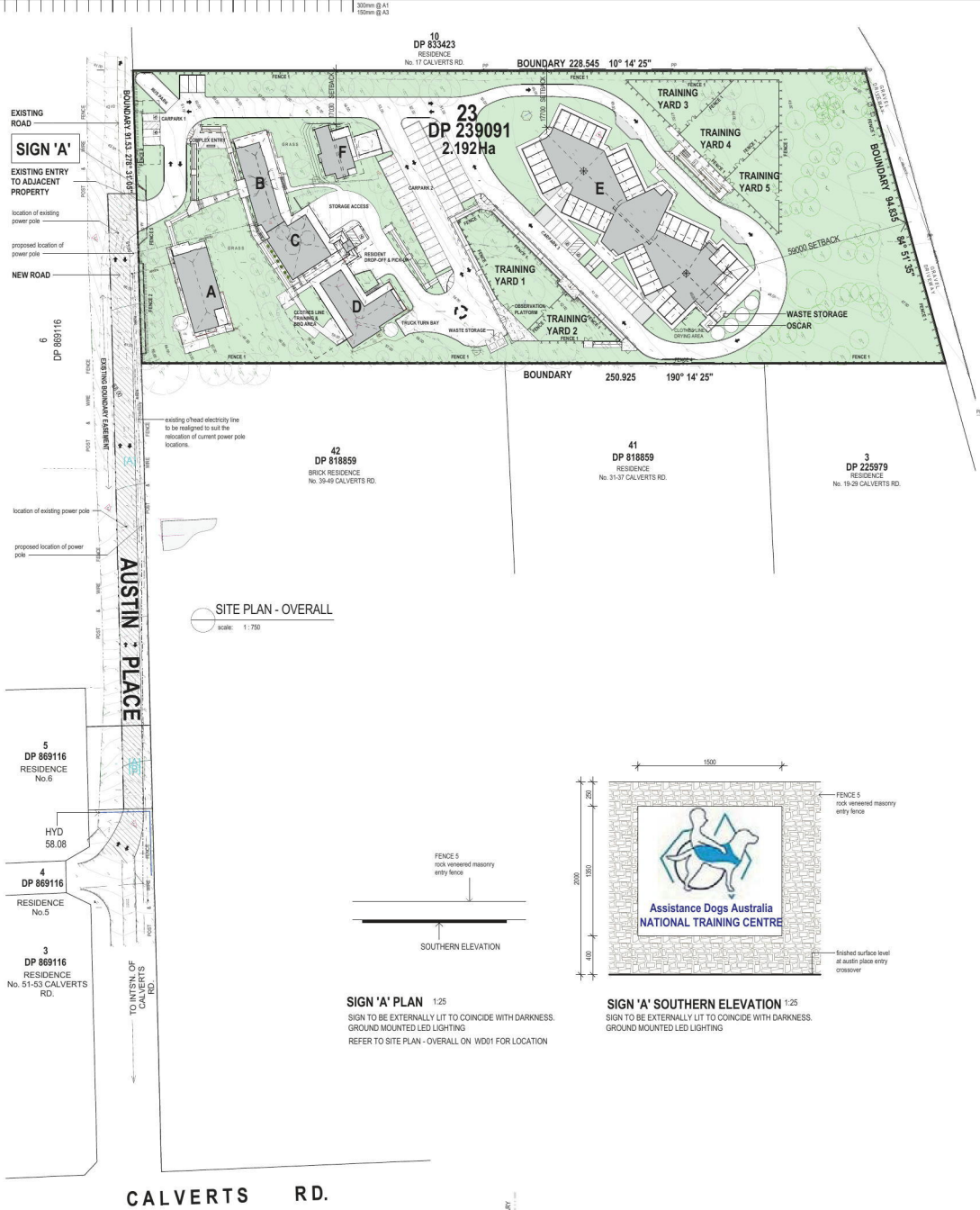
NATIONAL TRAINING CENTRE REDEVELOPMENT

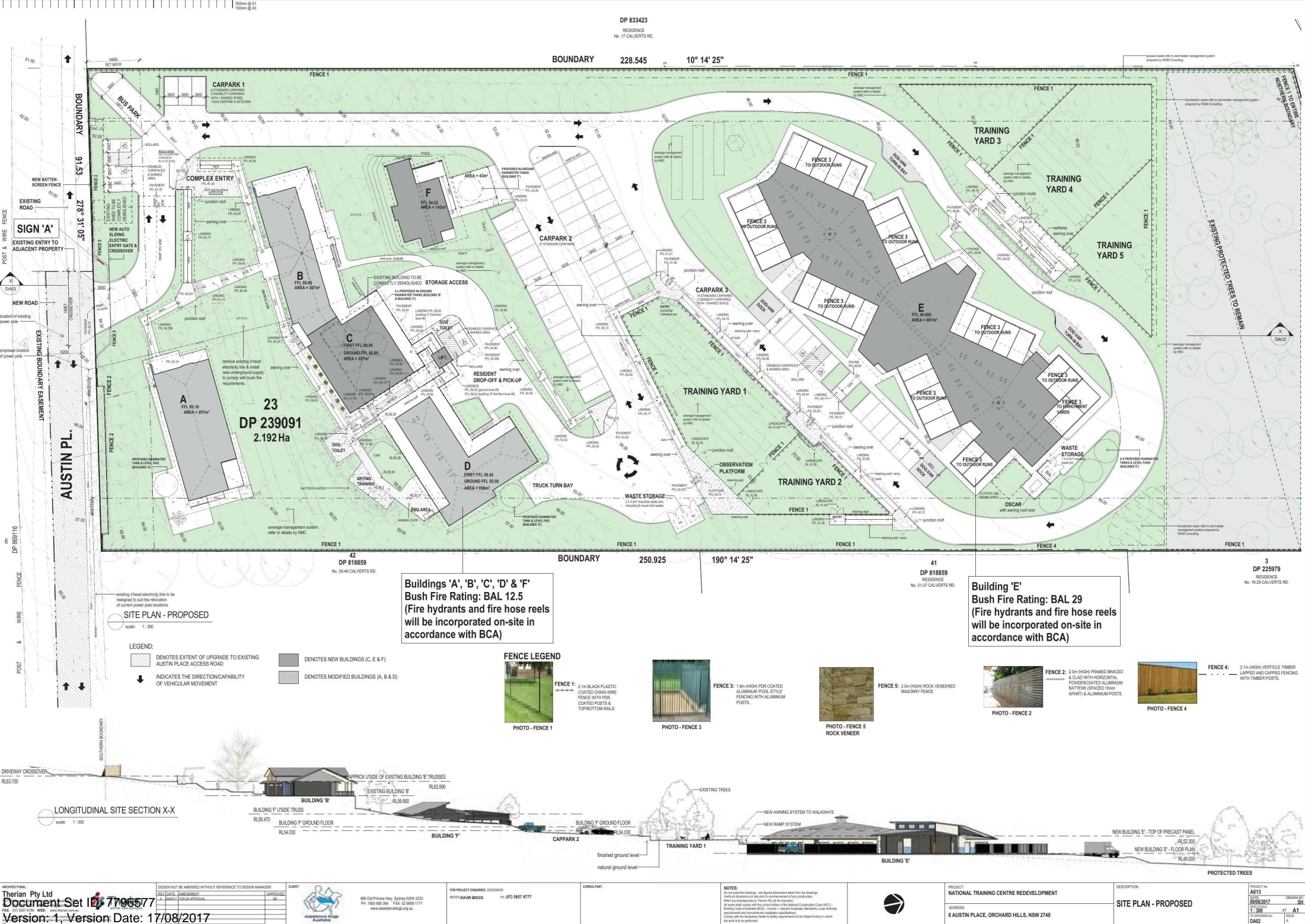
8 AUSTIN PLACE, ORCHARD HILLS, NSW 2748

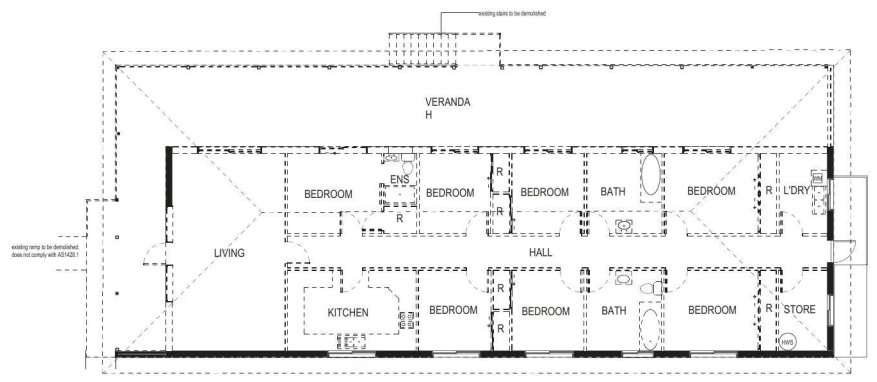
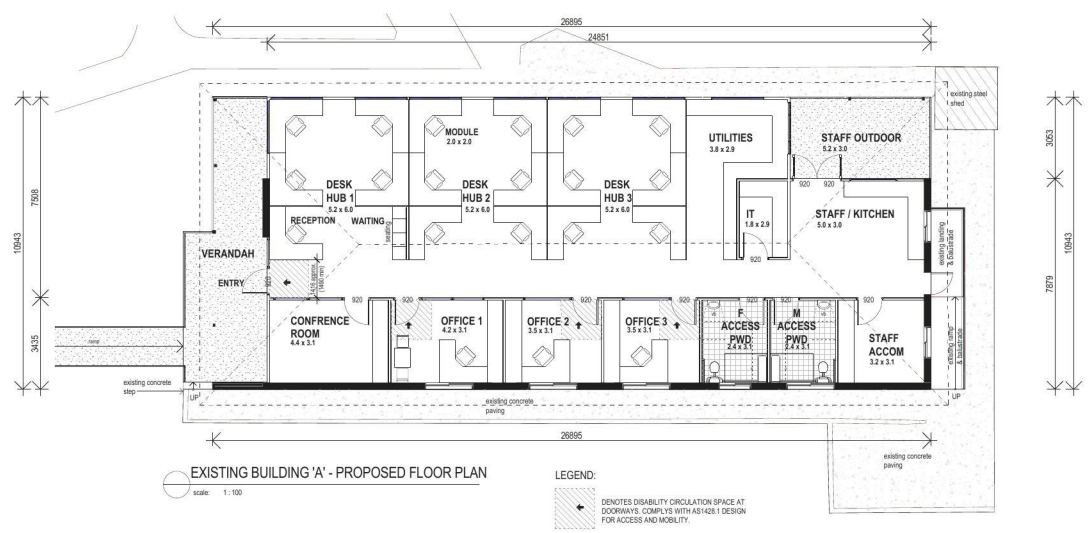
ARCHITECTURAL DRAWING LIST

DRAWING No.	DRAWING NAME
DA00	ARCHITECTURAL DRAWING LIST
DA01	SITE PLAN - OVERALL
DA02	SITE PLAN - PROPOSED
DA03	BUILDING 'A' - PROPOSED DESIGN
DA04	BUILDING 'B' - PROPOSED DESIGN
DA05	BUILDING 'C' - PROPOSED DESIGN
DA06	BUILDING 'C' - PROPOSED DESIGN
DA07	BUILDING 'D' - PROPOSED FLOOR PLAN
DA08	BUILDING 'D' - ELEVATIONS
DA09	BUILDING 'E' - PROPOSED FLOOR PLAN
DA10	BUILDING 'E' - ELEVATIONS
DA11	BUILDING 'F' - PROPOSED DESIGN





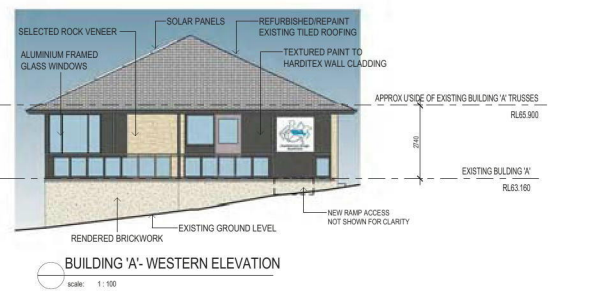
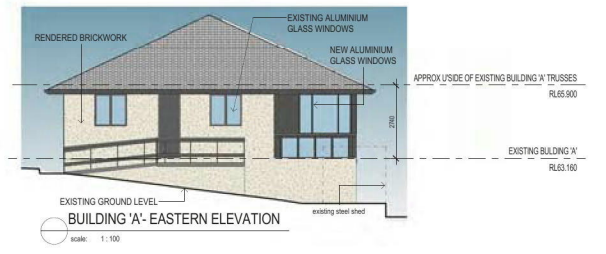




EXISTING BUILDING 'A' - DEMOLITION FLOOR PLAN
scale: 1:100

DEMOLITION LEGEND:

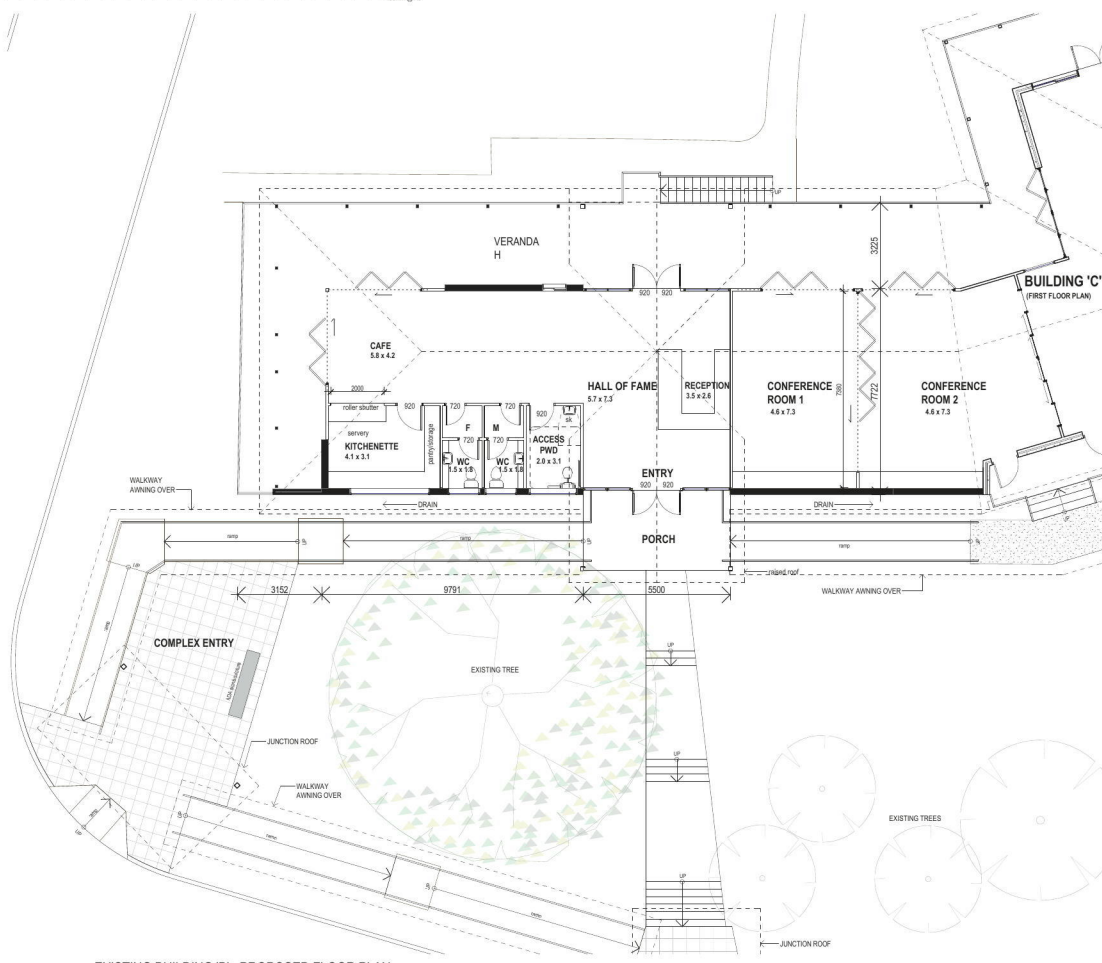
- EXISTING WALLS & VERANDAH POSTS TO BE RETAINED
- WALLS TO BE DEMOLISHED COMPLETELY OR MODIFIED FOR NEW WINDOW OPENING REFER TO DEMOLITION NOTES FOR DETAILS.
- MISCELLANEOUS ELEMENTS TO BE DEMOLISHED



**EXTERNAL COVERED WALKWAYS
NOT SHOWN ON ELEVATIONS FOR CLARITY**

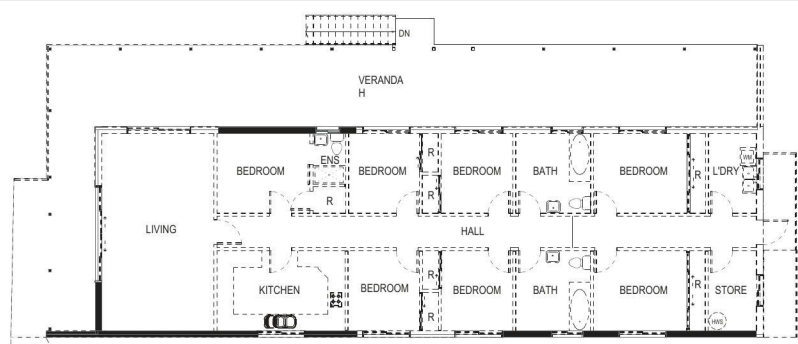
COLOUR / FINISHES SCHEDULE

- COLORBOND IRONSTONE: GUTTERS**
 - EXISTING POSTS & WINDOW FRAMES TO MATCH COLOUR
 - TEXTURED PAINT TO NEW HARDITEX CLAD WALLS
- COLORBOND WINDSPRAY: METAL SHEET ROOFING**
 - EXISTING & NEW TILE ROOFS TO MATCH COLOUR
- DULUX VIVID WHITE: RENDERED WALLS**
- DULUX PEPLUM QUARTER: BATTEN SCREENS & LOUVRE SCREENS**
- SELECTED ROCK VENEER**



EXISTING BUILDING 'B' - PROPOSED FLOOR PLAN
scale: 1:100

LEGEND:
DENOTES DISABILITY CIRCULATION SPACE AT DOORWAYS. COMPLIES WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY.



EXISTING BUILDING 'B' - DEMOLITION PLAN
scale: 1:100

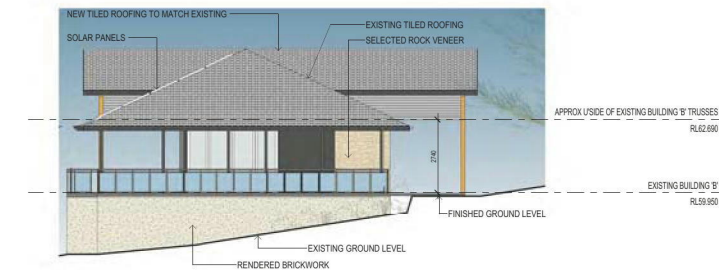
DEMOLITION LEGEND:
— EXISTING WALLS & VERANDAH POSTS TO BE RETAINED
--- WALLS TO BE DEMOLISHED COMPLETELY OR MODIFIED FOR NEW WINDOW OPENING. REFER TO DEMOLITION NOTES FOR DETAILS.
- - - MISCELLANEOUS ELEMENTS TO BE DEMOLISHED.



BUILDING 'B' - SOUTHERN ELEVATION
scale: 1:100

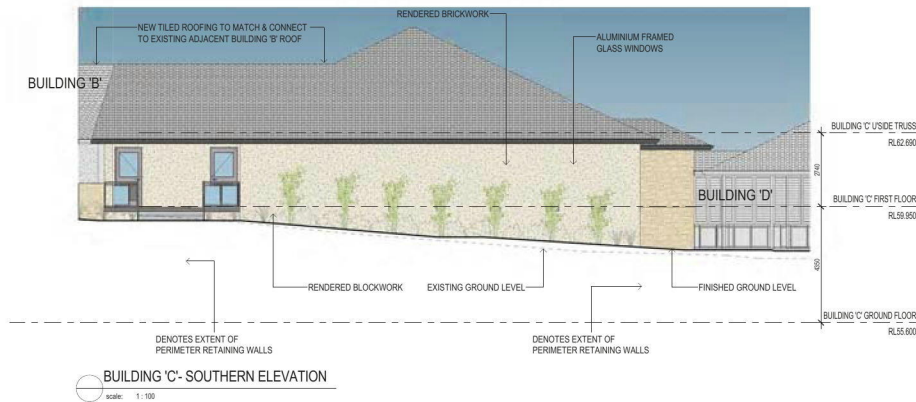
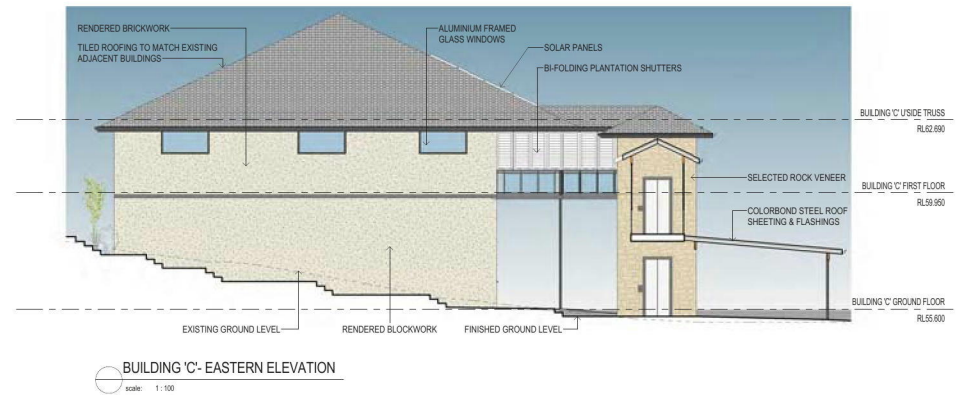
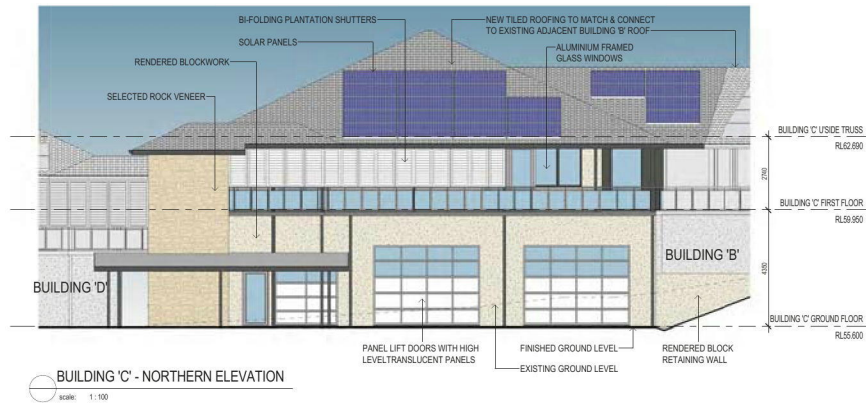


BUILDING 'B' - NORTHERN ELEVATION
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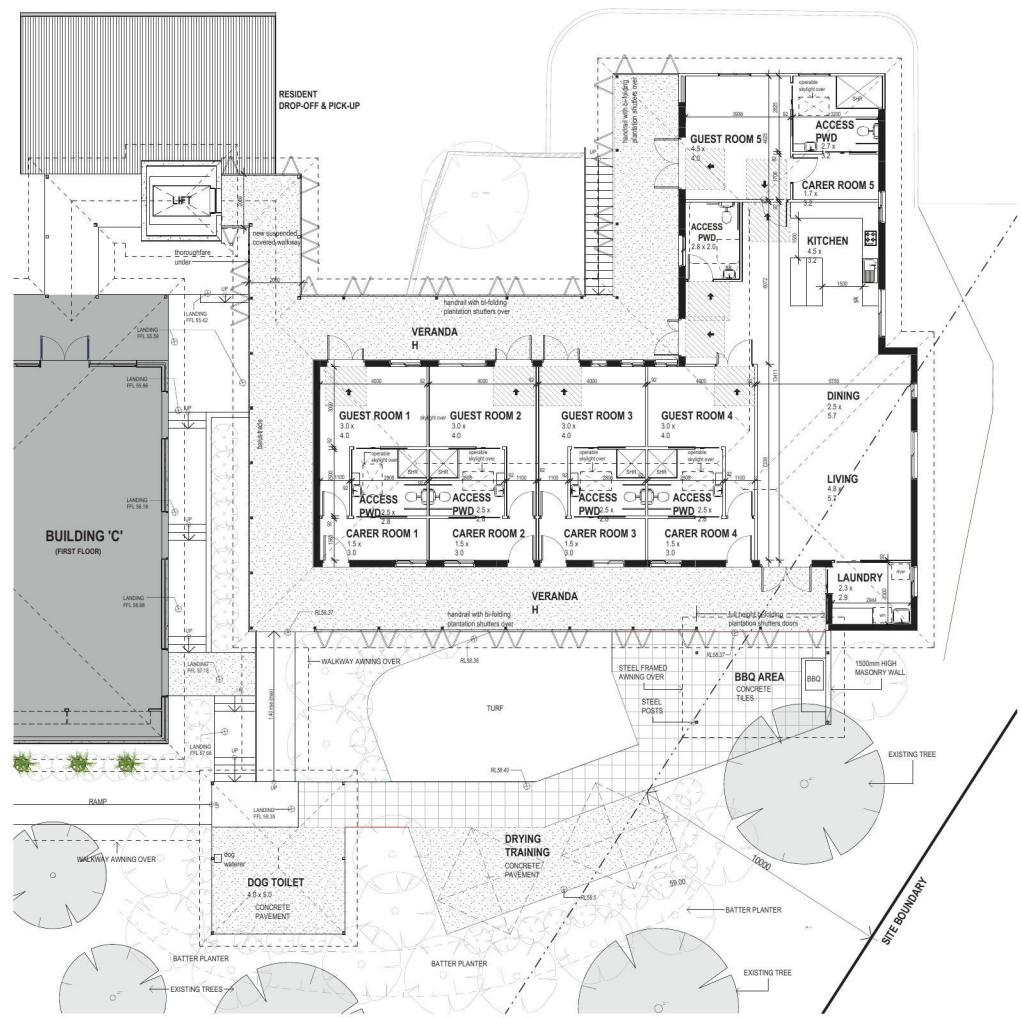


BUILDING 'B' - WESTERN ELEVATION
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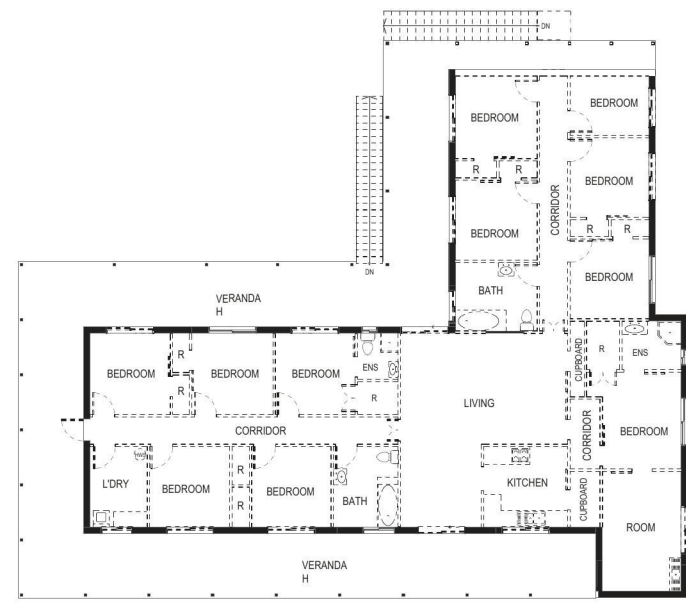
EXTERNAL COVERED WALKWAYS
NOT SHOWN ON ELEVATIONS FOR CLARITY



EXTERNAL COVERED WALKWAYS
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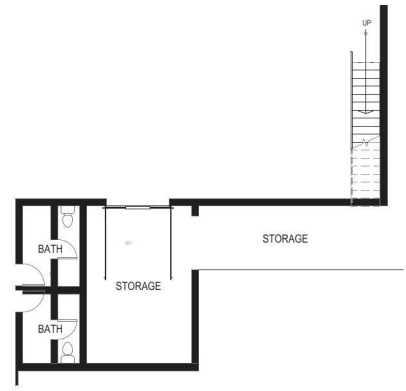


EXISTING BUILDING 'D' - PROPOSED FIRST FLOOR PLAN
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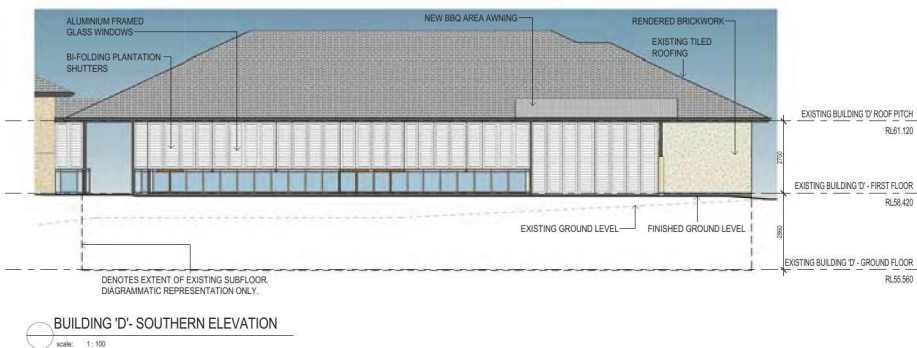
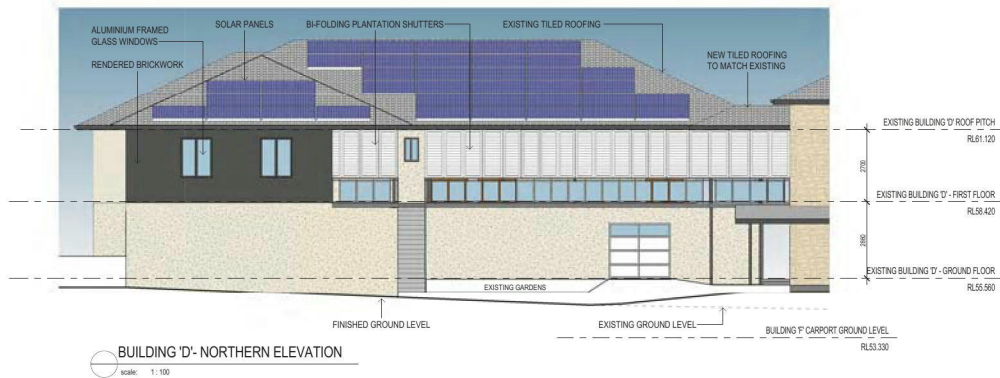


EXISTING BUILDING 'D' - DEMOLITION FIRST FLOOR PLAN
scale: 1:100

- DEMOLITION LEGEND:
- EXISTING WALLS & VERANDAH POSTS TO BE RETAINED
 - WALLS TO BE DEMOLISHED COMPLETELY OR MODIFIED FOR NEW WINDOW OPENING REFER TO DEMOLITION NOTES FOR DETAILS
 - MISCELLANEOUS ELEMENTS TO BE DEMOLISHED

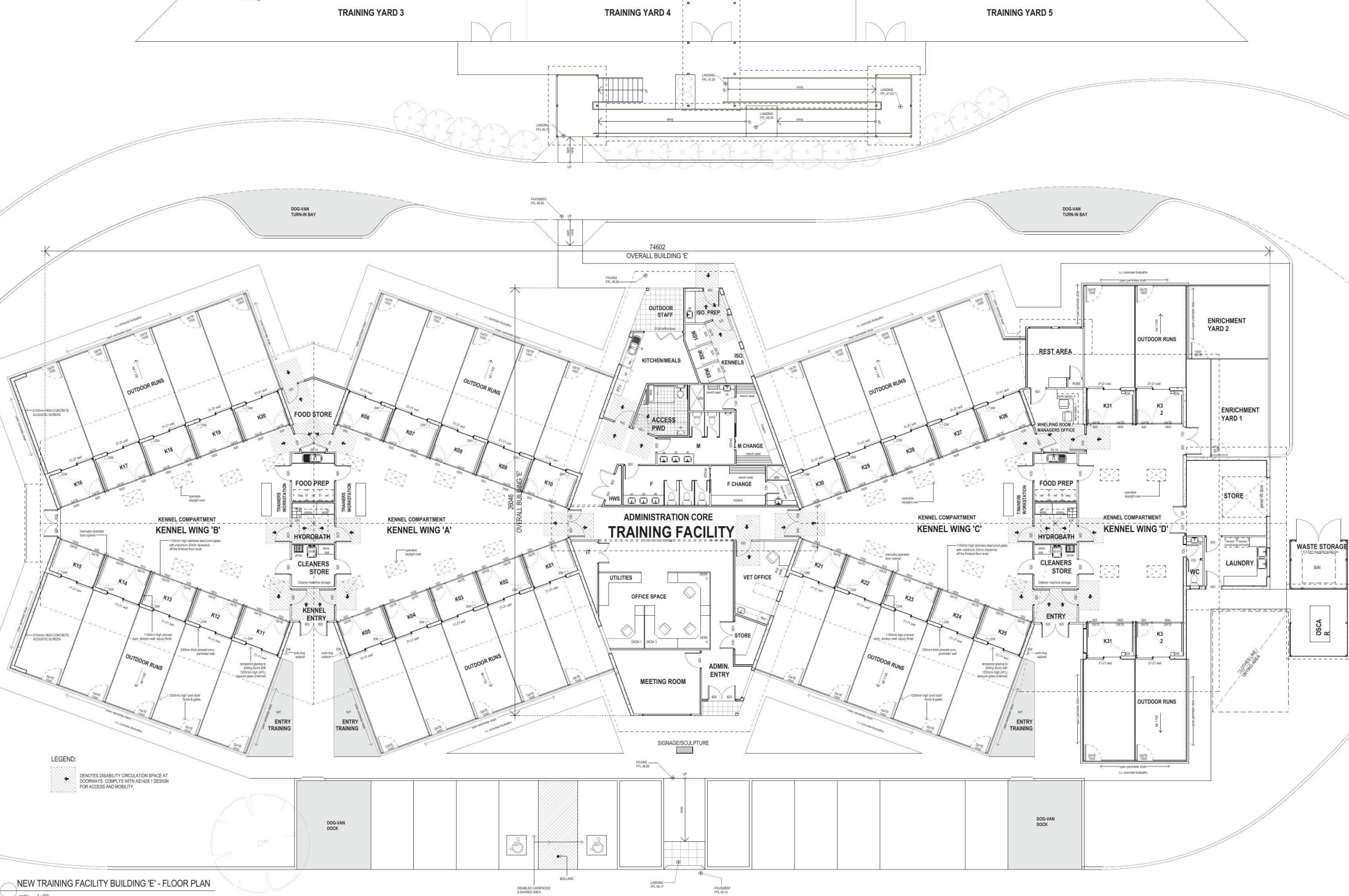


EXISTING BUILDING 'D' - PROPOSED GROUND FLOOR PLAN
scale: 1:100



EXTERNAL COVERED WALKWAYS
NOT SHOWN ON ELEVATIONS FOR CLARITY

TRAINING YARD 5



NEW TRAINING FACILITY BUILDING 'E' - FLOOR PLAN

scale: 1 : 100

ARCHITECTURAL:
Therian Pty Ltd

Document Set ID: 7796577
Version: 1, Version Date: 17/08/2017

DESIGN NOT BE AMENDED WITHOUT REFERENCE TO DESIGN MANAGER			
REV	DATE	AMENDMENT	APPROVED

A	05/06/17	FOR DA APPROVAL	

7/08/2017

CLIENT	
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996 Old Princess Hwy, Sydney NSW 2233
PH: 1800 688 364 FAX: (02) 9699 1171
www.assistance dogs.org.au

Source: *Author's calculations*.

FOR PROJECT ENQUIRIES: DESIGNERS
 PETER GAVIN BIGGS PH. (07) 5657 6777

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CONSULTANT:	
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NOTES:

Do not scale the drawings - use figured dimensions taken from the drawings.
Verify all dimensions or site prior to commencement of any construction.
Refer any discrepancies to Therian Pty Ltd for resolution.
All work shall comply with the current edition of the National Construction Code (NCC) Building Code of Australia (BCA) - Volume 1, relevant Australian Standards requirements and manufacturers installation specifications.
Comply with the Workplace Health & Safety requirements for the State/Territory the work is to be performed.



	PROJECT
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NATIONAL TRAINING CENTRE REDEVELOPMENT

ADDRESS:

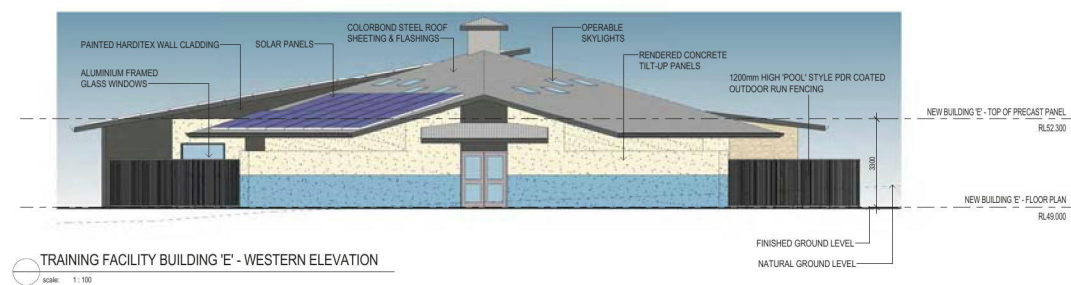
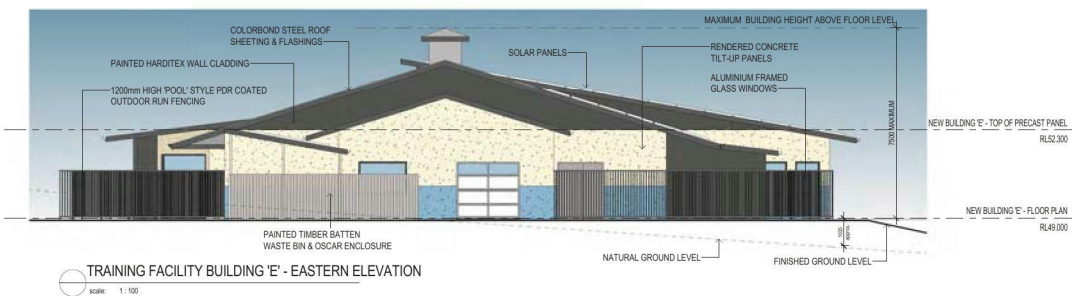
8 AUSTIN PLACE, ORCHARD HILLS, NSW 2748

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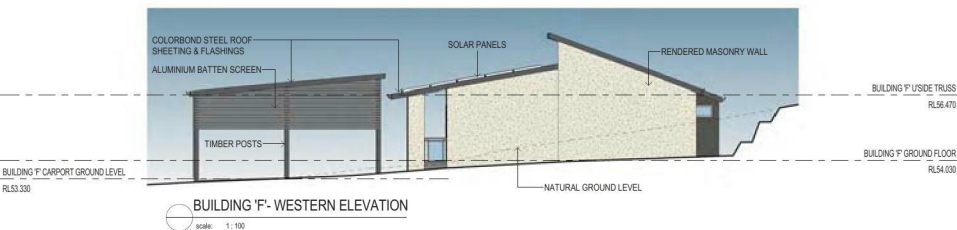
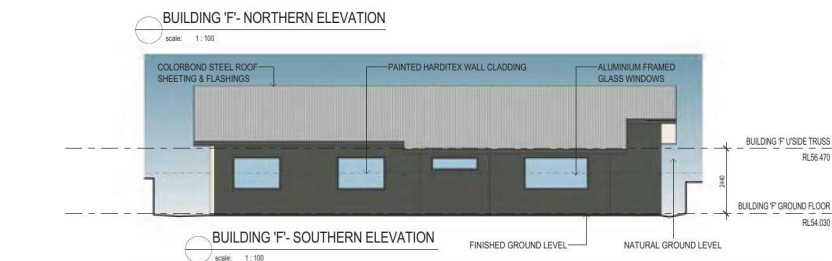
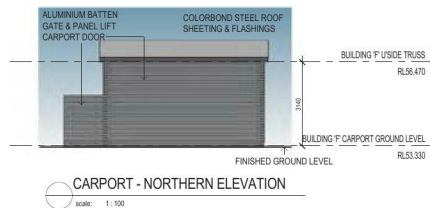
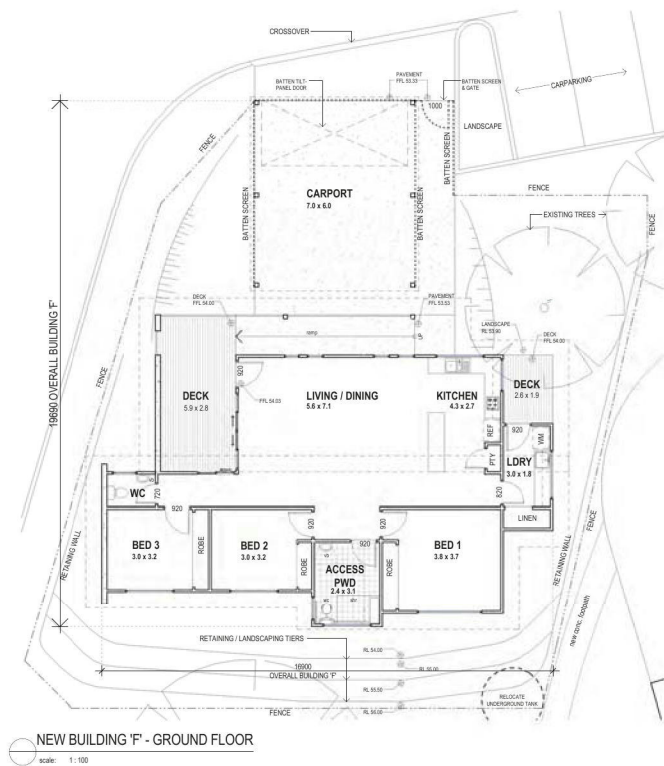
DESCRIPTION

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BUILDING 'E' - PROPOSED FLOOR PLAN



**EXTERNAL COVERED WALKWAYS
NOT SHOWN ON ELEVATIONS FOR CLARITY**



EXTERNAL COVERED WALKWAYS
NOT SHOWN ON ELEVATIONS FOR CLARITY