

# Demolition Work Plan

FOR

To accompany an application for the Demolition of existing structures

At

264-270 Mount Vernon Road, Mount Vernon

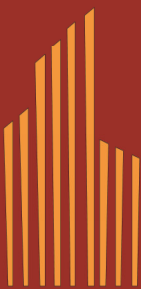
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## 1.0 INTRODUCTION

### 1.1 Purpose of the demolition work plan

Bathla has prepared this Demolition Plan, hereafter referred to as the "Work Plan", for the purpose of providing a detailed description of demolition and site remediation procedures, which Bathla will be implementing during the on-site activities.

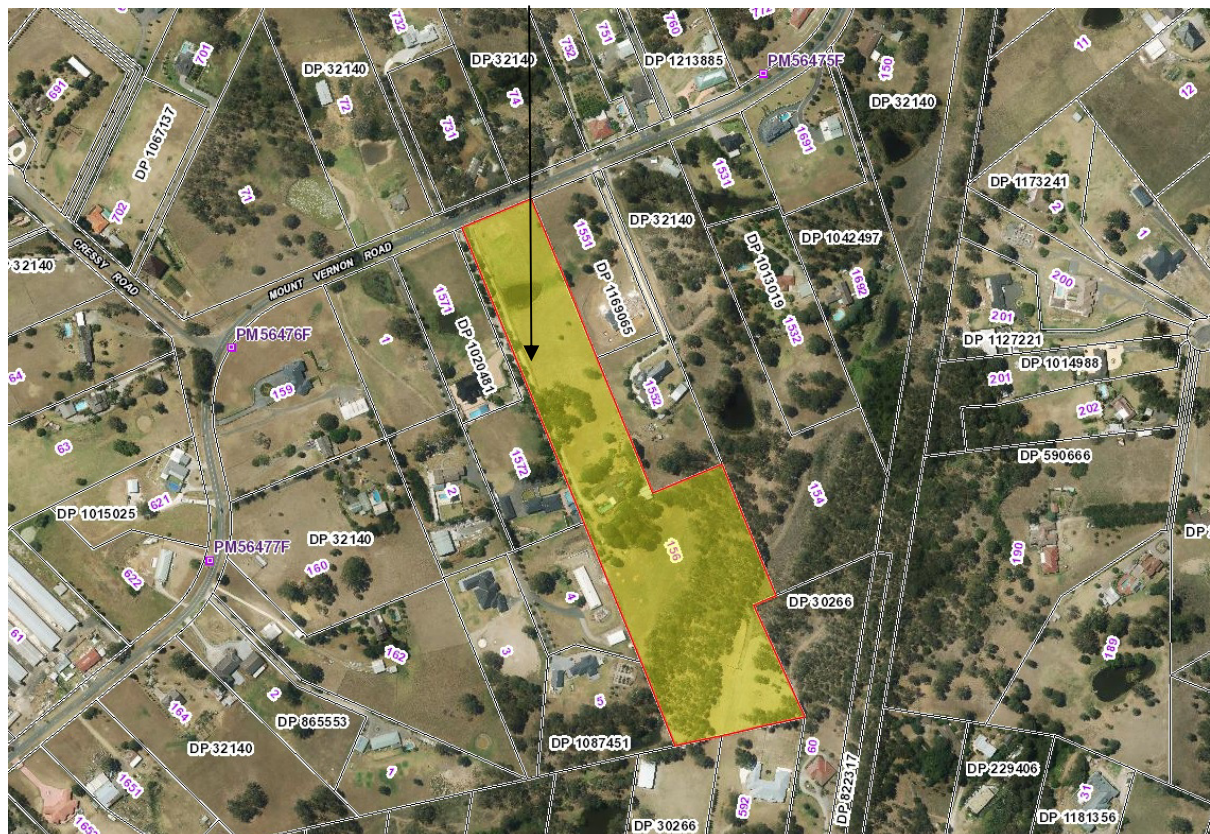
### 1.2 Site location and description

This report has been prepared to accompany a Development Application for demolition of existing structures.

Attached as **Figure 1** is a locality plan identifying the site and adjoining properties.

Source: six maps

### 264-270 MOUNT VERNON ROAD, MOUNT VERNON



### 1.3 General work activity overview

The work covered under this Work Plan will be conducted in a sequential manner, with some activities being conducted concurrently with others. Demolition work will 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 buildings
- Removal of all building components to proper off site facilities.

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

Bathla considers safety and the prevention of accidents an integral part of its operation. Under Federal, State and local laws, Bathla is responsible to provide a safe working environment, to protect life, health and safety of its employees and subcontractor's personnel. Although providing safe working conditions is primarily a management responsibility, safety and accident prevention can be accomplished only through coordinated efforts of all employees and subcontractor personnel. It is the policy of Bathla for this project as with all of our projects, that if the task or service being undertaken cannot be done safely, that work is to be stopped until proper controls can be established.

Bathla will hold daily toolbox meetings for its employees prior to work commencement. Additionally, Bathla will require that subcontractors hold daily toolbox meetings covering their respective portion of the work. These meetings are designed to discuss the projected work schedule and prepare each worker for any potential hazards associated with the work activities. A copy of the daily or weekly safety meeting logs will be maintained onsite at all times. All personnel attending the safety meeting will be required to sign the safety-meeting log upon completion of the tailgate safety meeting. During the toolbox meetings, personnel will be reminded of site conditions and are encouraged to participate with health and safety concerns.

## **2.0 PRE-DEMOLITION ACTIVITIES**

In accordance with Council's requirements, Bathla will notify owners and occupiers of premises on either side, opposite and at the rear of the development site prior to demolition. Such notification will be clearly written providing the date demolition will commence and will 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 buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" will be erected in a prominent position on the site.

Demolition works involving the removal and disposal of asbestos cement will 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 will be disposed of at a tipping facility licensed by the Department of Environment and Conservation.

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

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

Prior to commencing ANY works in the building 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 will be as per Council regulations; namely 7am – 6pm Mondays to Fridays. No demolition work will occur on weekends. An “Hours of Building Work” sign will be affixed to site fencing confirming these details.

Prior to commencement of building demolition, a thorough walk through and evaluation of the building will 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 will include a wide variety of procedures. The most important aspect in the development of these procedures will be the safe conduct of the work. Bathla’s procedures will 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 will be utilized. Wherever possible, large structures will be removed to ground level using mechanized means. Subsequent sizing of scrap materials such as steel and rebar and other material processing activities will take place at grade level, hauled off site and recycled accordingly.

General building/structure demolition will be conducted in a manner that does not interfere with or encroach upon the existing surrounding pedestrian and vehicular traffic during normal activities. Bathla will 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 form time to time in order to complete the demolition activities.

Bathla will 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. Bathla will 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, HVAC ducts, insulation, plaster partition walls, lights. After much of the soft debris is removed Bathla will commence the abatement activities and then resume with additional salvage and interior demolition until the building is cleaned out of all soft demolition debris.

## **2.2 General structure Demolition**

Bathla will utilize excavators and track loaders equipped with special demolition attachments (i.e. hydraulic breakers, concrete munchers, hydraulic shears, and grapples) to demolish the existing buildings. The use of Bathla's 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 building will be demolished by breaking the roof, walls, and floors inward and allowing the concrete to fall into the interior footprint of the building. The excavators will progress in an East to West fashion and continue the breaking in a top-down manner. As demolition progresses, concrete and steel debris will be cleared with excavators and relocated to the designated debris pile locations. The concrete debris will be sized into manageable pieces and hauled off site to a recycler for crushing into road base.

Bathla will utilize excavators with demolition attachments (i.e. grapples, shears, and breakers) and track loaders to demolish cottage and shed. Demolition will begin from the top working down and from one end of the building working towards the other end. Excavators and loaders will systematically demolish the building structure and process the demolition debris. Demolition debris will be segregated and stockpiled for proper disposition. Slabs and footings will be broken in place, processed and hauled off site for recycling.

Demolition of site asphalt, concrete walk areas and green waste will be handled after the main building is demolished.

## **2.3 Demolition of concrete structures**

Concrete demolition will consist primarily of removal of building slabs, building walls, columns and footings. Bathla will use excavators to demolish the concrete down to slab or adjacent grade elevation. Track loaders may assist with debris removal, processing, stockpiling and loading. Concrete will be taken to Brandown crushing and Recycling Company.

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

During demolition of the existing building structure, Bathla will 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., will be separated prior to the demolition as much as possible. All metal materials recycled as part of this project will be documented with weight tickets which will be provided with each application for payment. These materials will be hauled to the following recycling facilities: Each of these facilities is well aware of the potential lead on various metal components. A receipt acknowledging this will be provided from the facility.

- Sell & Parker P/L Metal Recyclers: 45 Tattersall Road, Blacktown NSW 2148

## **2.5 Concrete and asphalt recycling**

Clean concrete debris from the demolition activities will be stockpiled and then shipped off for recycling. All concrete and asphalt that is hauled off the project site will be recycled and tickets will be provided with each application for payment.

Concrete material will be taken to Brandown Crushing and Recycling Company.

## **2.6 Demolition debris disposal**

All demolition debris that will not be recycled by Bathla will be loaded into semi-end dumps and hauled to a disposal facility for further recycling or landfill. This includes interior soft debris (i.e. drywall, plaster, ceiling tiles, roofing material, etc.). Demolition debris may be hauled to the following disposal facilities:

Kari and Ghossayn Waste Depot Clifton Ave, Kemps Creek

## **2.7 Dust control**

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

## **2.7 Demolition completion**

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

## **2.8 Waste transportation**

Waste transport and disposal will 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 will 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).



## 2.8 Contractor's demolition licence

Art Civil Pty Ltd



# RESTRICTED DEMOLITION LICENCE

Issued under the *Occupational Health and Safety Regulation 2001* (NSW). This licence is not transferable.

**Licence:** AD212335

**Licence period:** From: 13/01/2016 To: 12/01/2018

**Licence holder name:** Brothers Civil & Demolition Pty Ltd

**ABN:** 72 609 804 177

**ACN:** 609 804 177

**Address:** 137 Gilba Rd GIRRAWEE NSW 2145

### Description of the work that can be undertaken under this licence

All demolition work except for the following:-

- Demolition of chemical installations.
- Demolition above 15 metre in height.
- Demolition using a tower crane on site.
- Demolition using a mobile crane with a rated capacity greater than 100 tonnes.
- Demolition of pre-tensioned or post-tensioned structures.
- Demolition involving floor propping.
- Demolition using explosives.

### Licence Holder Obligations

A nominated supervisor must be on site at all times while restricted demolition licensed work is carried out.

A copy of the licence must be displayed at the work site while licensed work is carried out.

Demolition of a structure or part of a structure that is loadbearing or otherwise related to the physical integrity of the structure, that is at least 6 metres in height or demolition work involving load shifting machinery on a suspended floor must be notified to WorkCover NSW at least 5 days prior to the work commencing.

The licence holder must notify WorkCover NSW in writing of any changes in licence or supervisor details within 14 days.



## NON FRIABLE ASBESTOS REMOVAL LICENCE

Issued under the *Work Health and Safety Regulation 2011* (NSW). This licence is not transferable.

**Licence:** AD212339

**Licence class:** Class B

**Licence period:** From: 15/01/2016 To: 14/01/2021

**Licence holder name:** Brothers Civil & Demolition Pty Ltd

**ABN:** 72 609 804 177

**ACN:** 609 804 177

**Address:** 137 Gilba Rd GIRRAWEE NSW 2145

### Description of the work that can be undertaken under this licence

- Non friable asbestos removal work.

#### Licence Holder Obligations

A nominated supervisor must be readily available to attend the site when licensed non friable asbestos removal work is carried out.

This licence document must be available for inspection.

All licensed asbestos removal work is to be notified to WorkCover NSW at least 5 days prior to the work commencing.

The licence holder must notify WorkCover NSW in writing of any changes in licence or supervisor details within 14 days.

### 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 respiratory protection devices