

# Grant Robinson PROPERTY SERVICES

## Demolition Plan

75 Castlereagh St  
Penrith

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# 1.Introduction

Given the specialist nature of demolition work, this demolition plan has been prepared to collate key information relevant to the work into a single document, including some information relevant to work health and safety. This demolition plan does not replace a WHS management plan or SWMS.

Safe Work Australia has produced a code of practice for the demolition of structures. This code of practice can be found here.

<https://www.safeworkaustralia.gov.au/system/files/documents/1705/mcop-demolition-work-v1.pdf>

## 2. Demolition Plan

### **Location of the structures to be demolished.**

75 Castlereagh St, Penrith to be referred to as “the site”

### **Height of Structures**

The site has one house with pitched tiled roof.

### **Distance to side boundary.**

Minimum distance to side boundary is 350mm

### **Type of Building**

Both buildings are class 1, single story brick veneer with tiled roof.

### Pre-Demolition activities

In accordance with Council’s requirements, the builder 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 premises 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 Licence” and a current WorkCover “ Class 2 (Restricted) Asbestos Licence. All Asbestos laden waste, including asbestos cement flat and corrugated sheets will be disposed of at a tipping facility licence 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.

### **Access and Egress Control.**

A temporary style site perimeter fence shall be erected prior to any works being carried out to secure the site from unauthorised entry.

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

Prior to commencing ANY works in the building sign offs 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.

## Demolition Activities

Hours of operation will be as per Council regulations; 7am-6pm Monday 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 task 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. The procedures will limit the use of labour to the most controlled and safe conditions and rely upon mechanised means of removal wherever possible. Excavators equipped with concrete breakers, concrete munchers, grapples, and other modern hydraulic demolition tools and attachments will be utilised. Wherever possible, large structures will be removed to ground level using mechanised means. Subsequent sizing of scrap materials such as steel and rebar and other materials 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.

### Proposed sequence and method of carrying out the demolition works

Day 1

Disconnect power - Currently power to both houses is connected via aerial cables. The proposed new development will make use of a pole on the boundary with underground cables to the building. prior to demolition this power pole on the boundary should be installed and the existing aerial cable connected to this power pole.

Disconnect water

Disconnect gas

Disconnect and cap off stormwater and sewer connections

Disconnect telephone lines

Day 2

Remove fixtures and fittings of value using hand operated demotion tools

Day 3 and 4

Remove roofing tiles by hand and truck away for recycling.

Day 5 and 6

Remove roofing timbers and transport to timber recycling yard.

Day 7 through to 9

Using a 20 ton excavator demolish walls and break up slab or floor structure.

Dig out and remove any footings.

Waste material shall be transported away in dog and trailer tipper trucks.

### Hazardous Materials.

The house was constructed after the discontinuation of asbestos containing materials. There are no hazardous materials on site.

**Site access**

The site will be accessed only from Stafford Street. Stafford Street being a quieter side street provides perfect access for a dog and trailer style truck. Tipper trucks are to be located completely on site and enclosed within the perimeter fencing to ensure no pedestrians are at risk.

**Traffic Management**

All trucks entering and leaving the site should do so in a forward direction.

**Underground structures such as a basement, cellars, or storage tanks and confined work spaces.**

There are no underground structures or confined work spaces.

**The general condition of structures on adjoining properties, particularly where these are close to or on the boundaries of the demolition workplace.**

A dilapidation report should be carry out on the neighbouring properties, footpaths and road kerbs prior to any work being carried out. Neighbouring properties are located far enough away from the houses being demolished that they will be unaffected by the demolition works.

**The effect demolition may have on people working in adjoining properties or seeking access to and egress from those properties.**

The demolition of the house whilst it will generate some noise this should not negatively affect anyone living or working in any of the neighbouring properties. Demolition hours will be strictly adhered to.

A first aid kit should be kept on site during the demolition of the house.

**Dust Control**

Dust Control will be considered an important part of the overall project. A spray hose attached to site water will be used during demolition operations. A localised fine water spray will be directed to the source of demolition activities, as required, thereby reducing airborne dust particles. To minimise the run off of water, the dust misting will only be used when necessary.

**Waste Transportation**

Waste transport and disposal will be undertaken in accordance with the requirements of the NSW DECC and WorkCover 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 guides NSW DECC Environmental Guidelines: Assessment, Classification and Management of Non-Liquid Wastes (2008)



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 Specifications and Method Statements
- AS2994 - Earthmoving Machinery - Protective Structures, Standards Australia 1990
- NSW Code of practice for 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 - 1995 Guide to Lead paint management part 2; Residential and 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 Hoist & Winches - Safe Use General Requirements
- AS2550.5 2002 Cranes Hoist & Winches - Safe Use Mobile Cranes
- AS2550.10 2002 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
- AS1576.1 - 1995 Scaffolding - General Requirements
- AS1336 - 1997 Recommended practices for occupational eye protectors
- AS127 - 2002 Acoustic hearing protectors
- AS1715 - 2009 Selection Use and maintenance of respiratory protection devices.