

Michael Cassel
Planning Secretary
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Attn: Shiraz Ahmed

14 September 2022

Dear Mr Cassel

Upgrades to Glenwood High School (SSD-23512960): Submission of demolition works plan and statement of compliance in accordance with Condition B13

I refer to SSD Application SSD-23512960, upgrades to Glenwood High School, approved on the 25 August 2022.

In accordance with condition B13 of the Development Consent (below), the Applicant has prepared demolition work plans and a statement of compliance to AS 2601-2001.

Demolition

B13. Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.

The below supporting documentation is submitted as evidence of the Applicant's compliance with condition B13.

Document Description	Document(s) Reference
Demolition Works Plan	GHS – Demolition Works Plan (Rev 1)
Demolition Works Plan – Drawings	GHS-AR-E-DRW-0851_PDF_01 GHS-AR-E-DRW-0852_PDF_01 GHS-AR-HJ-DRW-0802_PDF_01 GHS-AR-SW-DRW-0201_PDF_02 GHS-CV-SW-DRW-02-9001-DEMOLITION PLAN AND TREE REMOVAL PLAN-01

**Written Statement
from SQP**

Bare Demolition – Demolition Plan – GHS – Page 11

The supporting documentation has been reviewed by the Project Team and the Statutory Planning Team at School Infrastructure NSW.

The Department of Education hereby submits a copy of the above documents to the Planning Secretary for their approval.

Yours sincerely



Jeremy Stott
Project Director
Schools Infrastructure NSW





DEMOLITION PLAN

Glenwood High School Project

Prepared for

RICHARD CROOKES

CONSTRUCTIONS

Prepared and published by:
Bare Demolition Group Pty Ltd
PO Box 2554
Strawberry Hills, NSW 2012

ABN 24 608 363 242

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Printed September 2022

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1. INTRODUCTION

1.1. Purpose of the demolition work plan

Bare Demolition 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 Bare Demolition will be implementing during the on-site activities.

1.2. Site location and description

This report has been prepared to accompany a State Significant Development Application (SSD-23512960) for demolition of existing structures.



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

Source: Six maps

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, 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:

- 1.3.1. Pre-construction activities and site mobilization
- 1.3.2. Pre-Demolition Survey of each structure
- 1.3.3. Verification of utility disconnections and isolations by others
- 1.3.4. Demolition of existing buildings
- 1.3.5. Removal of all building components to proper off-site facilities.

1.4. Personnel health and safety

Bare Demolition considers safety and the prevention of accidents an integral part of its operation. Under Federal, State and local laws, Bare Demolition 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 Bare Demolition 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.

Bare Demolition will hold daily toolbox meetings for its employees prior to work commencement. Additionally, Bare Demolition 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. PRE-DEMOLITION ACTIVITIES

In accordance with Council's requirements, Bare Demolition 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.

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

2.1. 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

2.2. Demolition activities

Hours of operation will be as per SSDA regulations; namely 7:00am – 6:00pm Mondays to Fridays (Noisy Works) & 8:00am to 1:00pm on Saturdays (Noisy Works). An "Hours of Building Work" sign will be affixed to site hoarding 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. Bare Demolition'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. Bare Demolition 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.

Bare Demolition 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. Bare Demolition 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 Bare Demolition 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.

2.3. General structure Demolition

Bare Demolition 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 Bare Demolition'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.

Bare Demolition 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.

2.4. Demolition of concrete structures

Concrete demolition will consist primarily of removal of building slabs, building walls, columns and footings. Bare Demolition 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.

2.5. Ferrous and non-ferrous metals recycling

During demolition of the existing building structure, Bare Demolition 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.

2.6. 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 treated in-line with the Construction Waste Management Sub-Plan (CWMSP); with all tickets to be provided to the Head Contractor.

2.7. Demolition debris disposal

All demolition debris that will not be recycled by Bare Demolition 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.).

2.8. Dust control

Dust control will be considered an important part of the overall project. Bare Demolition will utilize a spray hose attached to site water during demolition operations. Bare Demolition 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.

2.9. 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.

2.10. 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).

2.11. Contractor's Demolition License



RESTRICTED DEMOLITION LICENCE

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

Licence: AD213691

Licence period: From: 19/07/2021 To: 18/07/2023

Licence holder name: Bare Demolition Group Pty Ltd

ABN: 24 608 363 242

ACN: 615 805 091

Address: 83 GREAT BUCKINGHAM ST
REDFERN NSW 2016

Description of the work that can be undertaken under this licence

Demolition work excluding

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

Licence holder obligations

A nominated supervisor must be present at the site at all times when licenced demolition work is carried out.

This licence must be displayed on site at all times.

Demolition of a structure or part of a structure that is loadbearing or otherwise related to the physical integrity of the structure or that is at least six metres in height must be notified to SafeWork NSW at least five days prior to the work commencing.

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

3. AUSTRALIAN STANDARDS/CODES OF PRACTICE

- 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
- 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



DEMOLITION PLAN

Date 8 September 2022
Project Glenwood High School
Client Richard Crookes Construction

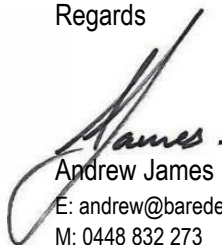
To Whom It May Concern,

Condition B13 – Demolition

Bare Demolition Group Pty Ltd – Demolition Licence: AD213691

All demolition works, as denoted in the accompanying Demolition Works Plan, are to be undertaken by Bare Demolition Pty Ltd in accordance with the requirements of AS 2601-2001 – The demolition of structures (Standards Australia, 2001). This statement is to accompany the Demolition Works Plan as evidence of a statement written by a suitably qualified person, (Demolition Licence: AD213691), that the proposals contained in the work plan comply with the safety requirements of the Standard.

Regards



Andrew James

E: andrew@baredemolition.com.au
M: 0448 832 273



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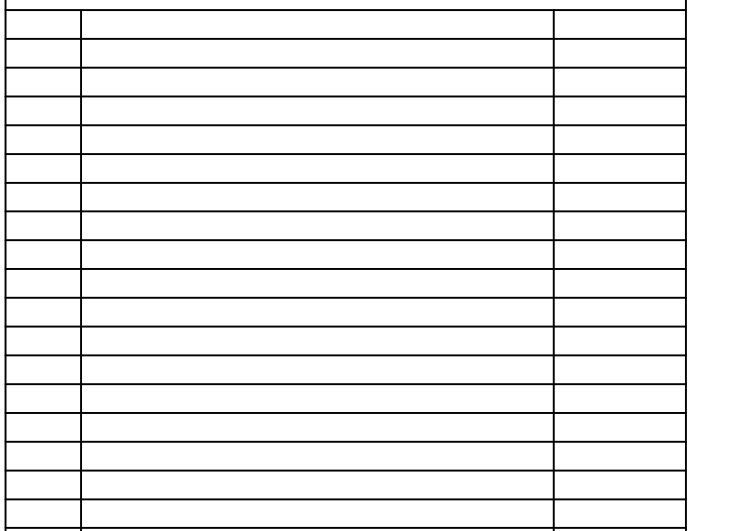
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Client

RICHARD CROOKES

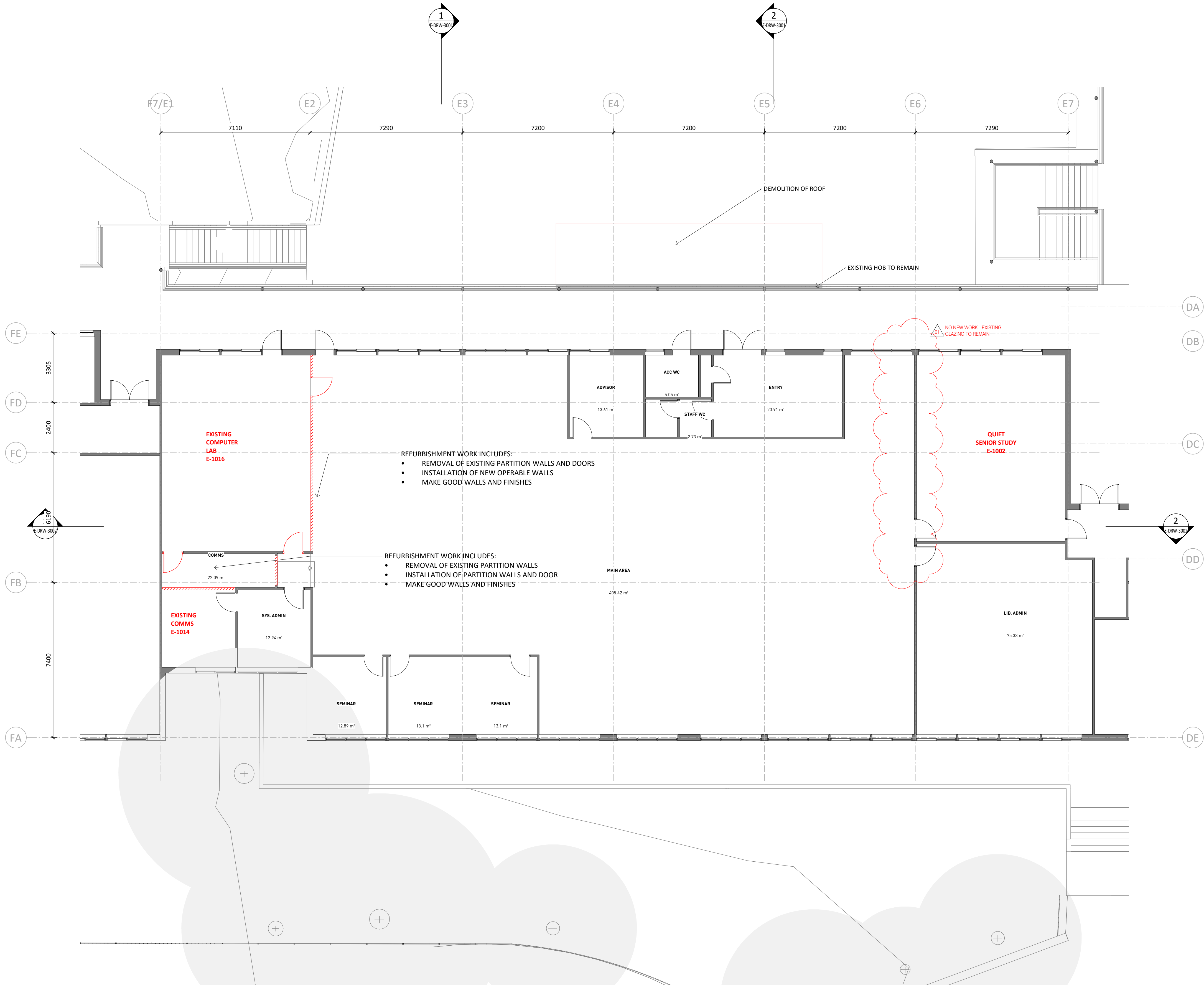
CONSTRUCTIONS



Title	DEMOLITION PLAN AND TREE REMOVAL PLAN
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Project Number	Drawing Number	Revision
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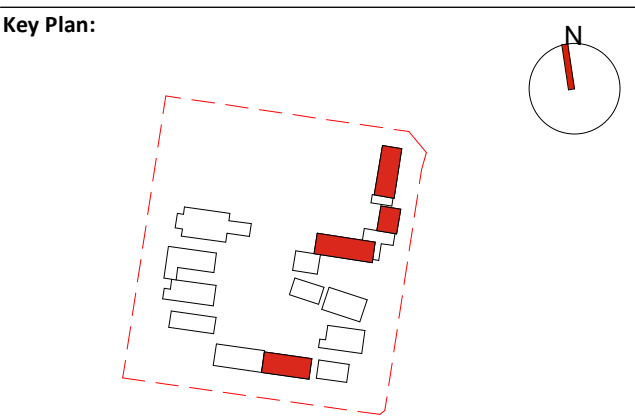


1 BLDG E - LEVEL 01 - DEMO PLAN
1 : 100 @A1

NOTE: REMOVE SERVICES IN
ACCORDANCE WITH SERVICES
CONSULTANTS DOCUMENTS

LEGEND

- EXISTING WALL
- EXISTING WALL - TO BE
DEMOLISHED
- EXISTING ROOF - TO BE
DEMOLISHED



Drawing Disclaimer:
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Note:
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checked by and remains the responsibility of others, including suitably
qualified experts as may be required.

01	THIRD ISSUE DD	MB	RH	22/07/15
Rev	Amendment	By	Chk*	Date

***Registered Architect**

DJ	DIANE H. JONES	NSW Arch 4778
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NOTE:
Architectural documents are based
on prelim information from
structure and civil. No DD
documentation have been received
for engineering services.

Consultant

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DOE



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S Parsons Architect No.6098
D Jones Architect No.4778

Project PA030471

GLENWOOD HIGH SCHOOL
FORMAN AVENUE, GLENWOOD, NSW
2768

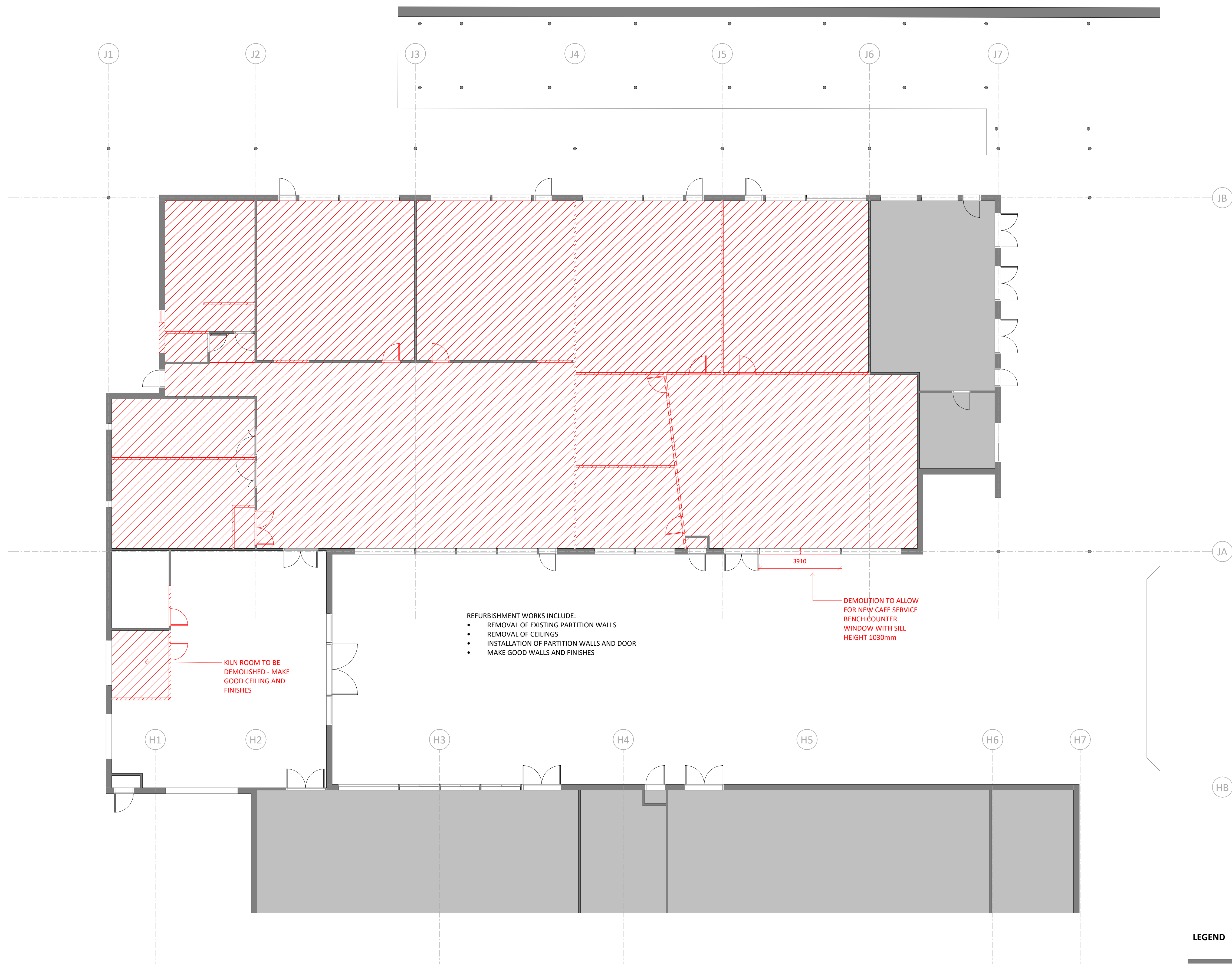
Title
08-FLOOR PLANS - DEMOLITION
FLOOR PLAN - DEMO -LEVEL 01 - BLGD E

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Drawing Number	Revision
GHS-AR-E-DRW-0851	01

Status
DRAFT 85% DD





REFURBISHMENT WORKS INCLUDE:

- REMOVAL OF EXISTING PARTITION WALLS
- REMOVAL OF CEILINGS
- INSTALLATION OF PARTITION WALLS AND DOOR
- MAKE GOOD WALLS AND FINISHES

— DEMOLITION TO ALLOW
FOR NEW CAFE SERVICE
BENCH COUNTER
WINDOW WITH SILL
HEIGHT 1030mm

- KILN ROOM TO BE DEMOLISHED - MAKE GOOD CEILING AND FINISHES

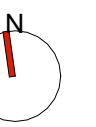
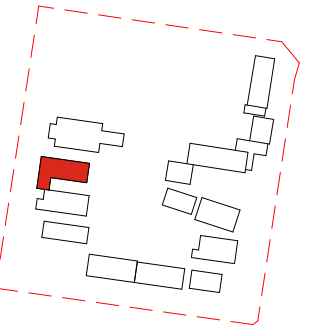
NOTE: REMOVE SERVICES IN ACCORDANCE WITH SERVICES CONSULTANTS DOCUMENTS

LEGEND

EXISTING WALL

EXISTING WALL/CEILING - TO BE DEMOLISHED

Key Plan:



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[illegible]

01	100% DD	MB	RH	22/08/26
Rev	Amendment	By	Chk*	Date

*Registered Architect

DJ	DIANE H. JONES	NSW Arch 4778
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NOTE:

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Project PA030471

GLENWOOD HIGH SCHOOL
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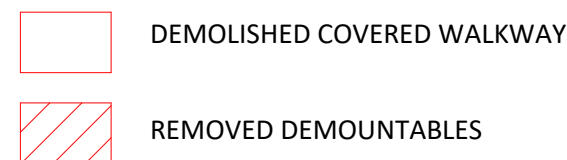
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08-FLOOR PLANS - DEMOLITION
RCP - DEMOLITION



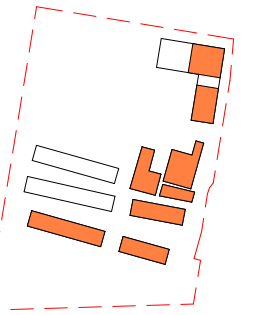
Drawing Number	Revision
GHS-AR-HJ-DRW-0802	01

Status
100% DD



A1

A diagram showing a circle with a center point. A radius is drawn from the center to a point on the circumference labeled 'N'. The radius is labeled 'r'.



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*Registered Architect

DJ	DIANE H. JONES	NSW Arch 4778
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Project PA030471

GLENWOOD HIGH SCHOOL
FORMAN AVENUE, GLENWOOD, NSW
2768

Title

02-SITE PLANS

SITE PLAN - DEMOLITION PLAN



Drawing Number	Revision
GHS-SW-DRW-0201	02

Status
100% DD