

06 February 2024

Blackett Maguire + Goldsmith

2/22-36 Mountain St.

Ultimo NSW 2007

Att: Michael Potts -Building Surveyor

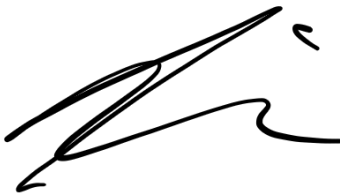
RE: SSD – 49073460 Condition B12

Dear Michael

This is regarding the condition of consent B12.

B12. Prior to the commencement of demolition, 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.

In compliance with the above condition, I can confirm that I, Lachlan Miller, am a qualified Demolition subcontractor and I have prepared the Demolition Works Plan dated 29th of February in accordance with AS 2601-2001(The demolition of structures), ensuring compliance with safety standards outlined in the Standard.

A handwritten signature in black ink, appearing to read 'Lachlan Miller', with a stylized flourish at the end.



NEW SOUTH WALES TECHNICAL AND FURTHER EDUCATION COMMISSION
AUSTRALIA

Course
in
Demolition Supervision (Unrestricted)
91182NSW

awarded to
LACHLAN HAMISH MILLER

March, 2008

South Western Sydney Institute
RTO Provider No. 90008



5764477



M. Coates-Ther
Managing Director

This Statement of Attainment is recognised within the Australian Qualifications Framework.
Units are reported on the Transcript of Academic Record or Statement of Competencies Achieved.

Demolition Works Plan

Demolition Works Plan

Project:

Darcy Road Public School Upgrade
Demolition Works

Address:

Darcy Road, Wentworthville, NSW 2145

Client:

Taylor Construction Group Pty Ltd

Client Representative:

Fred Sedighi

Date:

29th of February 2024

PDS Project No. 2307

Work Plan Author:

Lachlan Miller
Precision Demolition Services
ACN: 634216998 ABN: 25634216998

Signature:



Demolition Works Plan

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Demolition Works Plan

2. Purpose and Objectives

This Demolition Works Plan has been prepared in accordance with the conditions of the Stage Significant Development Approval SSD-49073460.

This report has been prepared to meet the requirements of Condition B12 of the development consent and will be submitted to the Department of Planning, Housing and Infrastructure (DPHI) for approval.

This information is supplied for the demolition of the existing buildings at Darcy Road Public School.

3. Scope of Works

Our Scope involves the full demolition of buildings A and I inclusive of ground slabs and foundations, Hazmat removal and removal of waste material from the above site. This work will be in accordance with AS2601-2001 Australian Standards for the Demolition of Structures and AS 4361.2 Guide to Lead Paint Management - Residential and Commercial. All Works shall meet legislative requirements contained in the Work Health & Safety Regulation 2011. Removal of waste material will be carried out in accordance with the Construction Waste management plan.

The Codes of Practice are listed below that have been considered and incorporated in the development of this plan.

How to Manage Work Health and Safety Risks

Hazardous Manual Tasks

Managing the Risk of Falls at Workplaces

Labeling of Workplace Hazardous Chemicals

Preparation of Safety Data Sheets for Hazardous Chemical

Confined Spaces

Managing Noise and Preventing Hearing Loss at Work

Managing the Work Environment and Facilities

Work Health and Safety Consultation Cooperation and Coordination

How to Safely Remove Asbestos

How to Manage and Control Asbestos in the Workplace

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4. Investigation

An investigation of the structures to be demolished and surrounding environment has been undertaken in accordance with the Australian Standards for Demolition of Structures, AS2601 – 2001.

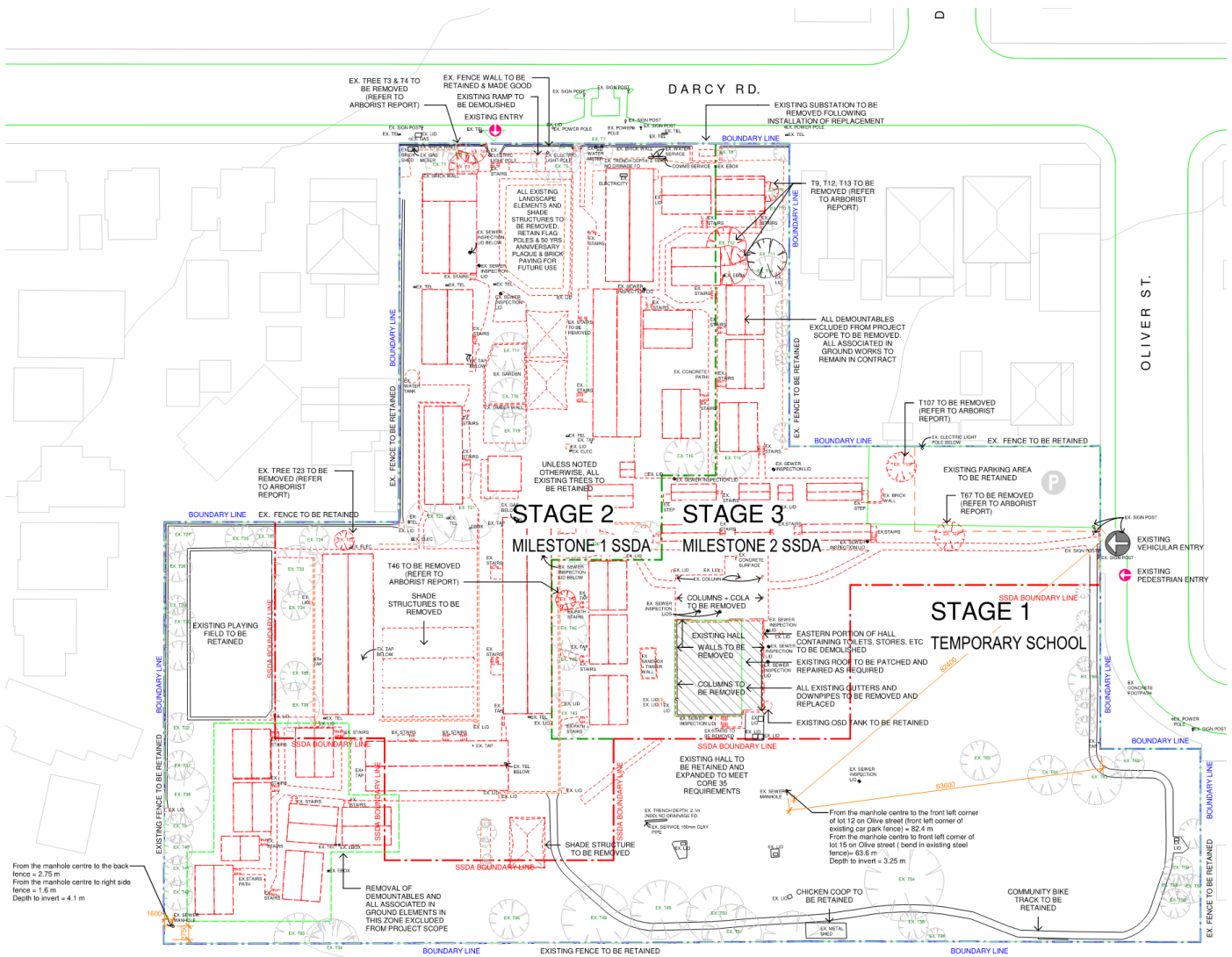


Figure 2 – Site Demolition Plan

Demolition Works Plan

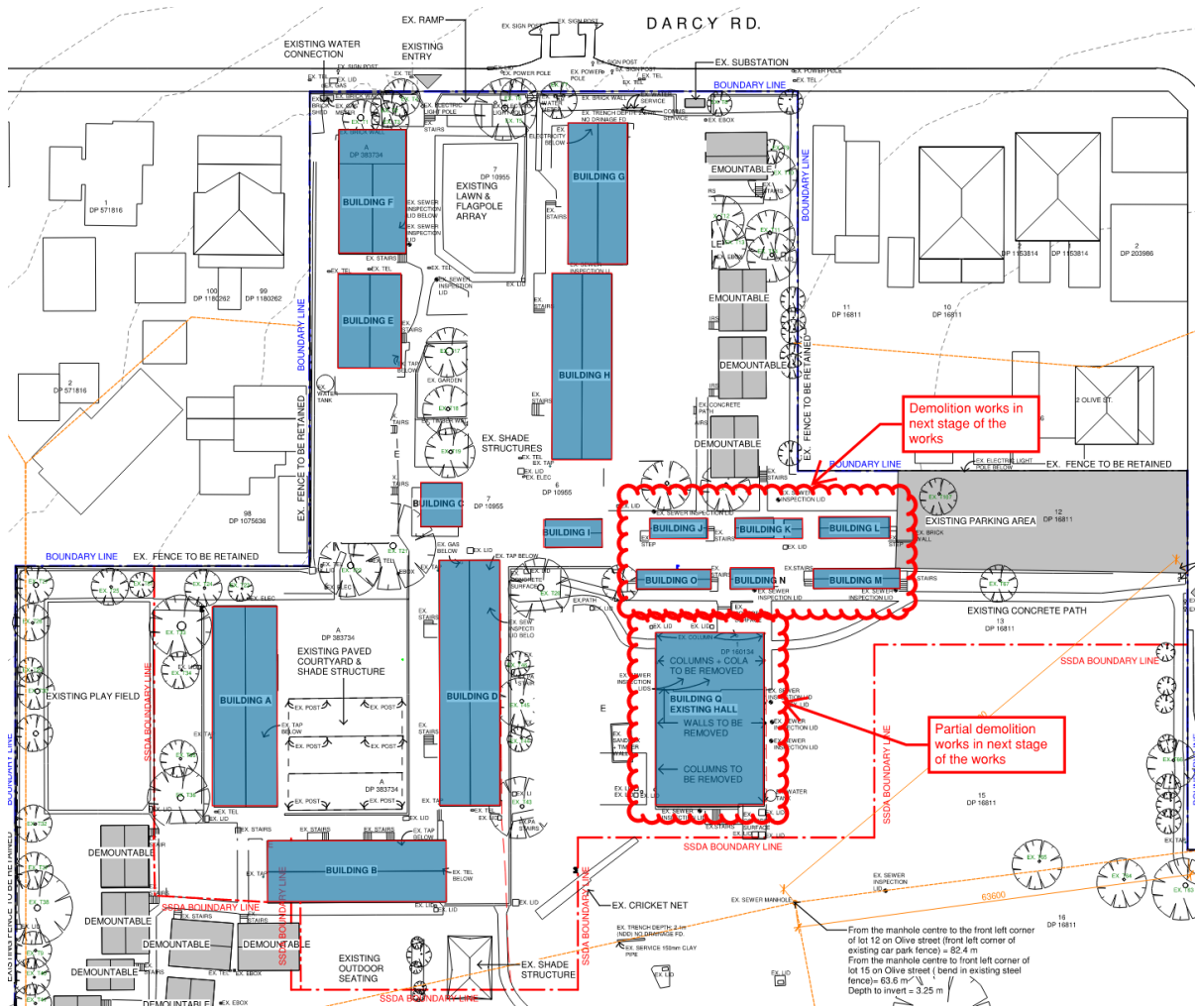


Figure 4 - Building Demolition Works

4.1. Investigation of Structures



Figure 5 – Existing Building A

Building A and B – Are 1 level classroom buildings approximately 8m in height, brick outside walls supporting a suspended timber first floor with a tile clad roof. Each building is double brick foundation bearing on reinforced concrete beam foundations. The structure is in sound condition.

Demolition Works Plan



Figure 6 – Existing Building D

Building D, E, F, G and H – Are 1 level classroom buildings approximately 8m in height, brick outside walls supporting reinforced concrete panels and a suspended timber first floor with a tile clad roof. Each building is double brick foundation bearing on reinforced concrete beam foundations. The structure is in sound condition.

Building C and I are small 1 level brick and metal clad storage sheds being approximately 3m in height.

There are 6 Toilet Blocks and Washrooms and Groundkeeper buildings to be demolished with the required Hazmat Removal Works that will be carried out in the next stages of the works after completion of the new school building.

The Hall building also needs to be partially demolished in line with the designed refurbishment of the Hall to the new design. This work will also be carried out in the next stage of the works.

4.2. Hazardous Materials

Hazardous materials have been identified and are listed below:

- SMF materials used as insulation.
- Asbestos containing materials located in eaves, ceilings, gable ends, vinyl floor tiles.

Refer to the SLR Consulting Australia Pty Ltd - Hazardous Buildings Material Survey Report (October 2022) for further information.

4.3. Structural Systems

Building A & B

The structures are double brick with single brick internal walls supported on reinforced concrete foundations with a bearer and joist timber floor, the roof is timber framed trusses supported by the upper brick walls and clad with concrete roof tiles.

Buildings D, E, F, G and H

The structures are brick supporting reinforced concrete panels supported on reinforced concrete foundations with a bearer and joist timber floor, the roof is timber framed trusses supported by the upper brick walls and clad with concrete roof tiles.

Building C and I

The structures are brick metal supported on reinforced concrete floors, the roof is timber framed supported by the walls and clad with metal roof cladding.

Demolition Works Plan

4.4. Height of Structures and Distance to Boundaries

The structures are 3m to 8m in height. The structures are located towards the centre of Darcy Road Public school. The structures are all located such that there is a minimum distance of 5m from the site boundaries. The site is bounded by Darcy Road. A hoarding will be installed around the demolition area to ensure that no interaction with the school takes place during the demolition.

4.5. Confined Spaces

If work in a confined space is needed separate SWMS's and JHA's will be developed and provided.

4.6. Services

4.6.1. Services to be disconnected

All services shall be disconnected / made safe prior to commencement of demolition work. A handover of site and sign-off on services will be received prior to the commencement of any demolition works. Precision Demolition Services will require written confirmation that all services have been disconnected from the structures to be demolished prior to commencement.

4.6.2. Services to be maintained

Temporary water will be tapped and maintained during the course of the demolition works. Water will be used for amenities and dust mitigation measures. Any power requirements will be from portable generating sets or temporary electrical poles.

5. Work Plan

5.1. Type of Work

The demolition and Hazmat removal of the buildings.

5.2. Sequence

Works may commence once a handover of site / sign-off on services is received and all remaining services have been identified and or diverted.

Work will follow the sequence below. For detailed sequence of work, refer to program. Amendment to this sequence may occur onsite to suit.

- i. Receive Handover of Site and Sign-off on services.
- ii. Demarcate site and define exclusion zones.
- iii. Removal of Hazards and obtaining Clearance Certificate.
- iv. Sediment Controls.
- v. Soft strip structure.

Demolition Works Plan

- vi. Mechanical demolition.
- vii. Clearing and removal of concrete, brick and waste materials.

6. Demolition Work Method

6.1. Receive Handover of Site and Sign-off on Services

Demolition will begin only when a sign off on all services have been received and a search of services has been conducted, contact Dial Before You Dig.

6.2. Demarcate Site and Define Exclusion Zones

An A Class hoarding will be erected around the demolition work zone and have separate defined entry/exit gates within the hoarding. All hoarding gates will remain secure and locked when Hazmat removal and demolition is taking place.

All relevant site notices will be displayed on the temporary fencing/hoardings and entrances to the site.

Refer to the attached Hoarding Plan for demarcation of the demolition areas.

6.3. Removal of Hazards

All hazardous materials identified previously will be removed in accordance with all relevant standards and codes and as per the check list below.

Demolition Works Plan

	Building & structures		Plant & equipment	
	Friable	Non-Friable	Friable	Non-Friable
Notification				
Notification requirements have been met and required documentation will be on site (e.g. removal licence, control plan, training records)	Yes	Yes	Yes	Yes
Identification				
Details of asbestos to be removed (e.g. the locations, whether asbestos is friable/non-friable, its type, condition and quantity being removed)	Yes	Yes	Yes	Yes
Preparation				
Consult with relevant parties (health and safety representative; workers; person who commissioned the removal work, licensed assessors)	Yes	Yes	Yes	Yes
Assigned responsibilities for the removal	Yes	Yes	Yes	Yes
Program commencement and completion dates	Yes	Yes	Yes	Yes
Emergency plans	Yes	Yes	Yes	Yes
Asbestos removal boundaries, including the type and extent of isolation required and the location of any signs and barriers	Yes	Yes	Yes	Yes
Control of other hazards including electrical and lighting installations	Yes	Yes	Yes	Yes
PPE to be used including RPE	Yes	Yes	Yes	Yes
Removal				
Details of air-monitoring program Control and clearance	Yes	No	Yes	No
Waste storage and disposal program	Yes	Yes	Yes	Yes
Method for removing the asbestos (wet and dry methods)	Yes	Yes	Yes	Yes
Asbestos removal equipment (e.g. spray equipment, asbestos vacuum cleaners, cutting tools)	Yes	Yes	Yes	Yes
Details of required enclosures, including their size, shape, structure etc, smoke testing enclosures and the location of negative pressure exhaust units	Yes	No	Yes	No
Details on temporary buildings required by the asbestos removalist (e.g. decontamination units) including details on water, lighting and power requirements, negative pressure exhaust units and the locations of decontamination units	Yes	May be required depending on the job	Yes	May be required depending on the job
Other risk control measures to prevent the release of airborne asbestos fibres from the area where asbestos removal is undertaken	Yes	Yes	Yes	Yes

Demolition Works Plan

	Building & structures		Plant & equipment	
	Friable	Non-Friable	Friable	Non-Friable
Waste Disposal				
Method of disposing of asbestos wastes, including details on:	Yes	Yes	Yes	Yes
<ul style="list-style-type: none"> the disposal of protective clothing 				
<ul style="list-style-type: none"> the structures used to enclose the removal area 	Yes	No	Yes	Yes
Clearance and air monitoring				
Name of the independent licensed asbestos assessor or competent person engaged to conduct air monitoring (if any)	Yes	No	Yes	No
Consultation				
Consult with any people who may be affected by the removal work, including neighbours	Yes	Yes	Yes	Yes

I. Notification

Safework will be notified of the Hazmat removal to take place.

II. Identification

The materials containing Hazmat have been identified in the above mentioned buildings as per identified in the Hazardous Building Material Survey Report by SLR Consulting Australia Pty Ltd and investigated and confirmed by the licensed demolition and Hazmat removalist Contractor.

III. Preparation

Ensure all signage has been erected on the perimeter fencing. Notify neighbours if deemed to be within a close proximity to the removal activities, to be assessed onsite by the supervisor. Clear all loose non asbestos materials from the work area. Install exclusion barriers as required and plastic drop sheets. All personnel are to use the required PPE to carry out the works.

IV. Removal

The bonded (non-friable) asbestos will be wet down using water spray devices prior to the removal. Bonded asbestos cement sheets will be removed as whole as possible. The material will then be placed in marked plastic bags which will then be placed in a plastic lined bin/truck ready for disposal. Drop sheets will then be wrapped up and disposed in the lined bin/truck. The area will then be swept clean and washed. Once removal has been completed an independent occupational hygienist will provide a clearance certificate. No decontamination units will be required for the bonded asbestos removal. All used PPE will be disposed of in clearly labeled asbestos bags and placed in the lined bin/truck for disposal. All removal works will be undertaken out of school times such as the weekends or during school holidays excluding Sundays and Public Holidays.

Demolition Works Plan

V. Disposal

The disposal of the Hazmat waste material will be by plastic lined bin/truck to an EPA approved and licensed landfill facility, the proposed disposal location is the Cleanaway Waste Facility, located at Horsley Park. All disposal dockets will be made available to the Clients Representative.

Risks Identified Include:

- Protruding Objects
- Falling / Flying objects
- Dust
- Noise
- Moving plant

6.4. Sediment Control

Sediment control will be required around any immediate storm water drains. Sediment fencing will be placed in areas where run off may enter the road or other storm water systems.

6.5. Soft Strip Structure

The structures will be stripped-out by hand and appropriate hand tools.

Bounded material such as non-load bearing walls, partitions and doors will be removed by a combination of hand, picks, crow bars, and other associated tools. Roof tiles will not be removed prior to mechanical demolition. The removal of these items will be by manual labour techniques, ready for mechanical demolition. Where possible all materials to be loaded into bins from within the structures to reduce the possibility of materials being blown around the site.

Risks Identified Include:

- Protruding Objects
- Falling / Flying objects
- Dust
- Noise

All employees will wear appropriate PPE.

6.6. Mechanical Demolition

Mechanical Demolition of the structures will be by 6t to 36t hydraulic excavators with bucket, hammer, pulverizer, steel shear and grapple attachments. These machines can safely reach the top of the structures without leaving the ground.

The excavators will demolish the structure in a safe and systematic controlled mechanical felling operation ensuring that the building is demolished within the perimeter of the structure. The

Demolition Works Plan

demolition of the structures will commence from the south to the north. Where possible structural demolition will take place outside school hours.

Sorting of the demolished structure will be carried out by 6t to 17t hydraulic excavators with bucket, hammer, pulverizer and grapple attachments. Materials will be sorted into four distinct groups by the machinery 1. Clean masonry materials 2. Clean timber 3. Waste materials and 4. Ferrous and Non-Ferrous metals.

A spotter will work with plant and equipment operators at all times.

Water will be maintained at the face of demolition for dust suppression at all times, delivered by Dust Boss water fans and as required by hoses.

Risks Identified Include:

- Dust
- Noise
- Falling Debris
- Moving plant

All employees will wear appropriate PPE at all times and maintain safe working distances from moving plant.

6.7. Clearing, Crushing and Removal of brick and concrete

Clearing and crushing will be by 17t to 36t hydraulic excavators with bucket, hammer, pulverizer and grapple attachments. These machines can safely process the demolished materials without leaving the ground.

The excavators will sort out the structures in a safe and systematic controlled mechanical operation ensuring that the materials from the structure are sorted to obtain the highest possible recycling outcome for the project.

Sorting of the demolished structures will be carried out by 6t to 36t hydraulic excavators with bucket, hammer, and grapple attachments. Materials will be sorted into three distinct groups by the machinery 1. Clean masonry materials 2. Ferrous and Non Ferrous Metals 3. Waste materials

A spotter will work with plant and equipment operators at all times.

Water will be used during the sorting procedures for dust suppression where required.

Risks Identified Include:

- Dust
- Noise
- Falling Debris
- Moving Plant

All employees will wear appropriate PPE at all times and maintain safe working distances from moving plant.

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6.8. Demolition Exclusion Zone

All demarcated areas of the site and buildings will be demarcated as a demolition exclusion zone.

All exclusion zones will be properly demarcated.

No unauthorised persons shall be permitted into the demolition work area. At all times during mechanical demolition and clean up the gates will be kept shut and locked.

6.9. Pedestrian and Traffic Management

All trucks will follow the truck route outlined in the site specific TMP. The site will be entered and exited from the Darcy Road truck entry. No reversing into the site will be permitted. The trucks will leave the site by turning left onto Darcy Road proceeding to the nearest recycling or land fill site. A truck turning area will be created and maintained onsite at all times to allow trucks to enter the site without reversing. The approved site Traffic Management Plan will be adhered to at all times.

Site access times are 7:00am to 8:30am, 10:00am to 2:30pm and then from after 4:00pm. Bulk load out of material will be undertaken on Saturdays where possible.

Truck drivers will be required to ensure all loads are covered prior to leaving the site.

An RMS ticketed traffic controller will assist trucks for site access and egress at all times.

6.10. Other Activities

Be aware of Taylor Construction Group site activities, Precision Demolition Services supervisor to liaise with relevant site personnel to coordinate demolition activities on a daily basis.

Demolition Works Plan

7. Waste Management and Recycling

The types of waste that will be required to be dealt with will be brick, concrete, timber, metals and various types of lining materials.

7.1. Recycling

During the course of demolition various items will be sorted for reuse and recycling as listed below:

Items for reuse:

- Structural Hardwood timber.
- Structural roof timbers.

Items to be recycled:

- Brick and Concrete
- Ferrous and Non-Ferrous Metals

The above process will mean that approximately 90 percent of the structure to be demolished will be recycled as opposed to being tipped at land fill sites.

7.2. Waste and Recycling Sites

The sites listed below are to be used during the removal process of the materials produced during the demolition of the structure.

Brick and Concrete

- Kimbriki Resource Recovery Center – Kimbriki
- Concrete Recyclers – Camellia

Timber and lining materials

- Cleanaway Waste
- Bingo Waste Services
- Blacktown Waste Facility
- Thors Hammer ACT – Recycled timber.
- Kelso Floorboard Recovery.

Copies of all waste recycling and landfill waste docket will be made available to the Clients Representative if required.

The Removal of Waste Material will be carried out in accordance with Construction Waste Management Plan

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8. Emergency Procedure

Any incident deemed to be an emergency will be notified to the onsite supervisor immediately by direct communication or telephone. Emergency numbers will be posted at all amenities and office areas and all team members will be familiar with emergency services contact numbers. If any emergency services are called to the site, a team member will be placed at THE ENTRANCE TO THE SITE, Darcy Road entrance gate - to direct the emergency service responding to the appropriate location.

In the event of personal injury, first aid is of the utmost importance; notification to the onsite first aid officer and supervisor by direct communication informing them of the following:

“EMERGENCY, EMERGENCY, EMERGENCY”

THEN CLEARLY STATE

- Your Name
- Person/s involved
- Nature of injury
- Exact location
- Assistance required

Any other information and observations that will assist in rapid assessment should be included. Whatever the incident, it is important to remain calm and speak with a clear voice.

Where there has been an injury or incident the relative area must be barricaded off and must be left undisturbed. The area may be subject to investigation at a later point in time.

In the event of a major incident occurring on the site, any involved persons are to relay any information immediately to the onsite supervisor. If required, a call to emergency assembly points will be made by the sounding of three horn blasts by the onsite supervisor, where all site personnel can be accounted for. Assembly point location is as follows:

“The Contractors” demolition site amenities or another area as advised.

- No personnel may return to site unless an all clear is given by the on-site supervisor.
- All incidents are to be reported – regardless of how minor.

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9. Personnel Qualifications

All Precision Demolition Services personnel onsite shall be industry OHS inducted (White card) and be suitably trained and licensed in the tasks which they are employed to perform. The Site supervisor shall be a Safework NSW recognized competent person Level 1 with considerable expertise in the demolition of similar structures. All plant will be operated by ticketed and experienced personnel. Precision Demolition Services is committed to ensuring ongoing WHS compliance.

All personnel will be site inducted prior to commencement of work on-site.

Notes:

- During mechanical demolition, a competent observer will work with the operator at all times;
- An RMS ticketed traffic controller will assist trucks accessing and egressing the site as required;
- Precision Demolition Services will maintain a competent Safework NSW recognized person on site at all times;
- All personnel will attend the daily Pre-Start meeting and sign off daily Pre-Start sheet prior to proceeding to the work face;
- All Precision Demolition Services personal have been industry OHS inducted (White Card) and will wear appropriate P.P.E.
- Site Specific Safe Work Method Statements will be altered orally if the competent person on site identifies additional risks. The written safe work method statement will be changed as soon as practicable thereafter.
- All Precision Demolition Services personnel and sub-contractors will adhere to the Precision Demolition Services Covid19 Management plan at all times.

