



Site Demolition Plan

Client: Hansen Yuncken

Project: Epping West Public School – Building G

Ref: 21-103

Date: 17th September 2021

Rev: 02






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1 Statement of Compliance

The methodology contained with this Demo Plan has been developed in collaboration with Pro Demo Earthworks Pty Ltd who are a fully licensed & experienced demolition contractor in NSW who will be engage to perform the demolition works of Building G at Epping West Public School. Pro Demo Earthworks Pty Ltd & Aitken will ensure compliance to this Demolition Plan and that the proposals contained in the plan, comply with the safety requirements of the Standards, Acts and Regulations.

Demolition Contractor Details:	
Demolition Contractor:	Pro Demo Earthworks Pty Ltd
ABN:	93 618 795 725
Address:	5 Fortrill Ave, Bankstown NSW 2200
Email Address:	prodemo@tpg.com.au
Phone:	0418 222 202
Experience:	+ 20 years
SafeWork NSW Demolition License Details:	
License Type:	DE2 – Restricted Demolition
License Number:	AD213157
License Holder Name:	Pro Demo Earthworks Pty Ltd
Qualified Personnel Details:	
Demolition Supervisor 1:	Joeseeph Tobarji
Demolition Supervisor 2:	
Demolition Plan Sign off:	
License Holder:	Joeseeph Tobarji – Director of Pro Demo Earthworks Pty Ltd
Signature:	
Date:	17/09/21



2 Purpose

The purpose of the Demolition Site Management Plan is to address the requirements of AS 2601-2001 - The Demolition of Structures and plan how the demolition at Epping West Public School will be conducted. The Demolition Plan will consider and address the program of works, how the works will be conducted safely to relevant WHS regulations and how Environmental impacts will be handled.

In particular, the handling and disposal of hazardous materials such as Asbestos will be specifically addressed within the Plan.

3 Scope

The scope of works includes the demolition of all associated structures within the site boundary including buildings, hardstand areas and footings.

4 Location of Site

The site is located at Epping West Public School, 96 Carlingford Rd, Epping NSW 2121 and consists of a 1 No. Single Storey Building and adjoining covered walkways.

5 Structural Characteristics

5.1 Occupancy Class

The building has been previously been used as a building of a public nature and was built in 1959.

5.2 Structural Support System

The building is predominantly timber framed and elevated off the ground with brick piers supporting timber flooring. There are external reinforced concrete slabs and stairs leading to the building. The roof is sheet metal cladding and External walls are clad with brick veneer.

5.3 Services

Prior to demolition, the site will be inspected to determine which services require disconnection and capping.

Power will be disconnected from the building by a licensed electrician.

The Water & Gas services to the building will be disconnected and capped by a licenced plumber with a temporary water service connection provided for dust control.

All existing stormwater pits to the site will be covered with geofabric material to prevent sediment runoff into the stormwater system. To prevent sediment contamination, the filters will be inspected weekly and replaced during the duration of the works if required.

Hansen Yuncken will issue a Services Isolation Permit, before any demolition works can commence.

6 Method of Demolition

6.1 General

All works will be performed in accordance with relevant Legislation as a minimum:

- NSW WH&S Act 2011.
- NSW WH&S Regulations 2017.
- AS 2601 - Demolition of Structures.
- Code of Practice – Demolition Work.

Notifications to Safe work NSW are required to be submitted prior to commencement of activity for demolition works. Safe work NSW approvals will be displayed on site.

Hot works will be in accordance with Aitken Civil procedure for oxy/acetylene use in the SWMS for demolition works and a Hansen Yuncken Hot Works Permit needs to be obtained before commencing hot works.

All work areas will be barricaded and warning signs posted to ensure access is restricted to the demolition crew only.

All employees will be inducted on the procedure outline in the Work Method Statement and the general work procedures outlined in the site induction prior to commencing works on site. Workers will attend a pre-start toolbox talk on a daily basis outlining the activities for the day. A record of this consultation will be kept on site.

As a minimum, a 1.8m temporary fence will be erected around the perimeter of the site to keep out unauthorized persons. Employees working in areas where a fall of 1.8m can occur must wear a safety harness attached to a fall arrest system approved by a competent person (ticketed rigger or the supervisor).



6.2 Asbestos Removal & Disposal

All asbestos contaminated hazardous material will be removed prior to demolition as per the Douglas Partners Hazardous Building Material Survey Report (99674.02.R.001.REV2), dated April 2021.

These works will be performed by Australasian Technical Services Pty Ltd (ATS) who hold a Workcover NSW Friable (Class A) Asbestos Removal Licence. Monitoring and inspection will be done by an environmental hygienist. An asbestos management plan will be developed by ATS and all works will be carried out in accordance with Work Health and Safety Regulation.

Air monitoring will be done during the removal of any friable asbestos which is encountered. On completion of the asbestos and hazardous material removal works, a clearance certificate will be issued by an environmental hygienist prior to demolition commencing. A copy of tip dockets will be provided to the client confirming all hazardous materials removed from site were disposed of at an EPA approved landfill.

Signs and barricades will be erected to clearly indicate the area where the asbestos removal work is being performed. Signs will be placed in positions so that people are aware of where the asbestos removal work area is and will remain in place until removal is completed and clearance to demolish has been granted.

If any suspected asbestos contaminated material is found during the demolition works, the area will be isolated. An occupational hygienist will test the material to determine whether the material is in fact contaminated with asbestos. If it is, ATS will be engaged to remove the asbestos and a clearance certificate obtained prior to recommencement of demolition in that area.

6.3 Demolition

All works will be performed in accordance with:

- WHS Act 2011.
- WHS Regulation 2017.
- AS2601-2001 The Demolition of Structures.

A Notice of Intention to commence demolition will be sent to Safework NSW at days prior to commencement of demolition.

Demolition works will not commence in a building unless asbestos removal has been completed and an asbestos clearance certificate issued.

6.3.1 Internal Stripout

Before structural demolition work commences, the site perimeter will be fenced off and appropriate demolition signs placed. The strip-out will commence after isolation of all services has occurred and an asbestos clearance has been received.

A bobcat will be used to stripout the non-structural elements of the building where there is a concrete slab on ground. Any section of the building that has a suspended Timber Floor will be off limit to the bobcat and any other plant.

Otherwise, Men will work with hand tools to demolish the lightweight partition walls, doors, furniture and floor coverings. A 14 to 30 tonne excavator will be used to demolish the perimeter brick walls to provide access into the building where required. The excavator will also assist in bringing the material out of the building. The excavator will be based on ground outside the building.

All material will be sorted out into different stockpiles depending on whether it is to be recycled or sent to landfill as rubbish. Once the materials are processed onsite, they will be loaded onto trucks and/or into Skip Bins by an excavator (14 – 30 tonne) and taken off site to a licensed recycling facility or landfill.

Upon completion of the internal stripout, the buildings will be generally free of all rubbish materials and consist of a building shell structure.

6.3.2 Structural Demolition

This area of works involves the demolition of the roof framework, Brick walls, Flooring systems and Brick Piers of the building after the initial internal hand stripout is complete.

Before commencement of demolition, the site perimeter will be fenced off and appropriate demolition signs placed. The area under any suspended slab / flooring will also be cordoned off to all site personnel and signs will be displayed warning that the area is restricted.

The building will be demolished using a 14 – 30 tonne Excavator working from the ground outside the building footprint to demolish the roofing, timber framing & masonry structures. The excavator will use a combination of shears/grabs, bucket, ripper and hammer attachments to demolish the building. A labourer will work with the excavators using a water hose to mitigate dust during the demolition process.

The metal sheeting and timber roof structure of the building will be demolition by the excavator attachments. The excavator will use hydraulic shear/grab attachments to cut through the roof sheeting and timber framing one bay at a time. The excavator will be based on solid ground outside the building footprint and will have adequate reach so that it is not within any potential material drop zone. The excavator will then use the shears to hydraulically cut the roof frame into manageable sizes for transport off site.



The masonry walls will be demolished by the excavator attachments, working from the top down and progressively working its way into the building. The site supervisor and excavator operator will ensure that the roof and wall structure during the demolition process is stable at the end of each shift prior to leaving the area.

The 25 – 35 tonne excavators will use hammer and bucket attachments to demolish the external concrete slabs, stairs & awnings.

The excavator will separate the Timber, Steel and Concrete/Masonry as they work their way into the building being demolished. This procedure will be maintained until the structure is completely demolished.

At all times throughout the demolition and loading out works, there will be a man on hand to control the dust by hand held hosing and oxy-cut steel reinforcing as required.

All demolition material will be loaded onto trucks by excavator within the confines of the site.

All machines will be loaded onto the trucks inside the site prior to being floated off site.

7 Material Handling & Disposal

7.1 Concrete and Brick

Brick will be generated from external walls and dividing walls. Brick will be separated from other debris and stockpiled. It will be loaded into trucks and then carted to an appropriate recycling facility. The material will then be crushed for use in engineering materials.

Concrete will be pulverised with the view to separate out the steel and also to achieve a maximum size of 600mm in any direction. Slabs are the chief source of concrete at the facility. As with brick, concrete will be separated from other debris and stockpiled. It will be loaded into trucks and then carted to an appropriate recycling facility. The material will then be crushed for use in engineering materials.

7.2 Metals

Metals are to be separated into their individual types and further into light gauge and heavy gauge. These will be stockpiled and then loaded into bins for removal to a scrap recycling facility.



7.3 General Waste

General Waste includes plasterboard, timber (engineered and natural), glass, carpet, insulation and lead paint. These items will be loaded into trucks and taken to landfill as Pre-classified General Solid Waste (GSW Non-putrescible).

8 Sequence of Demolition

The sequencing of the demolition works is as follows:

- Site fencing
- Disconnection of services
- Removal of Asbestos
- Stripout of the building
- Structural demolition works
- Remove ground slabs and footings
- Load out material for removal off site

9 Sequence of Demolition

All vehicle movements to and from the site will complete with the project Traffic Management Plan (TMP) provided by the Principal Contractor and the relevant authority regulations for Heavy Vehicle Movements on Public Road. Specific works Traffic Control Plan (TCP), will be developed based off the Project TMP.

The arrival and departure of trucks associated with the demolition works will be managed and controlled by site personnel. Trucks will be called onto the site progressively when required.

9.1 Access / Egress of Vehicles

Trucks will enter & exit the site via Ward Street as per Principal Contractors Staging Plan mark-up: Epping West Site Plan Stage 1 Rev 4 – 30/07/21.

All exiting trucks will be loaded to their prescribed weight limits, within the site boundary. All trucks loads will be covered prior to exiting the site.



9.2 Pedestrian Management

No unauthorised personnel will be permitted within the demolition zone unless they are inducted into the demolition procedure or are accompanied by the site supervisor. Whilst within the confines of the demolition works, all personnel will wear Hi-Viz vests to ensure that they are visible to moving traffic.

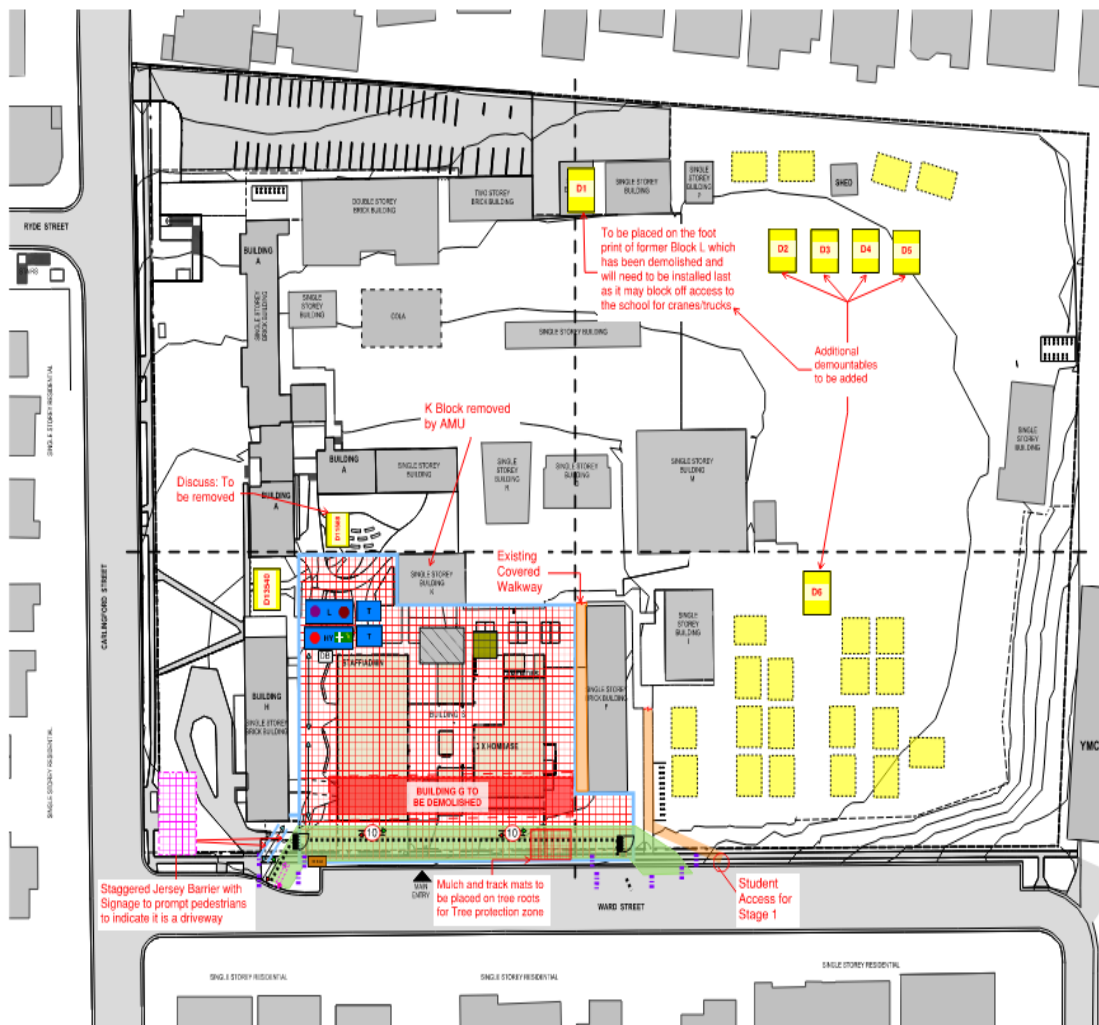
Access to and from the site will be as per Principal Contractors Staging Plan mark-up: Epping West Site Plan Stage 1 Rev 4 – 30/07/21. The site perimeter will be bound by a 1.8m temporary fence to prevent unauthorised access to the site. Any vehicles entering or leaving site will be spotted by a Gatemen who will help manage pedestrian during vehicle movements.

10 Storage of Demolition Materials

All material generated from the demolition process will be progressively removed from site as it is generated and sorted to avoid stockpiling. The demolition material will be sorted locally as it is demolished transported off site to recycling yards or landfill sites.

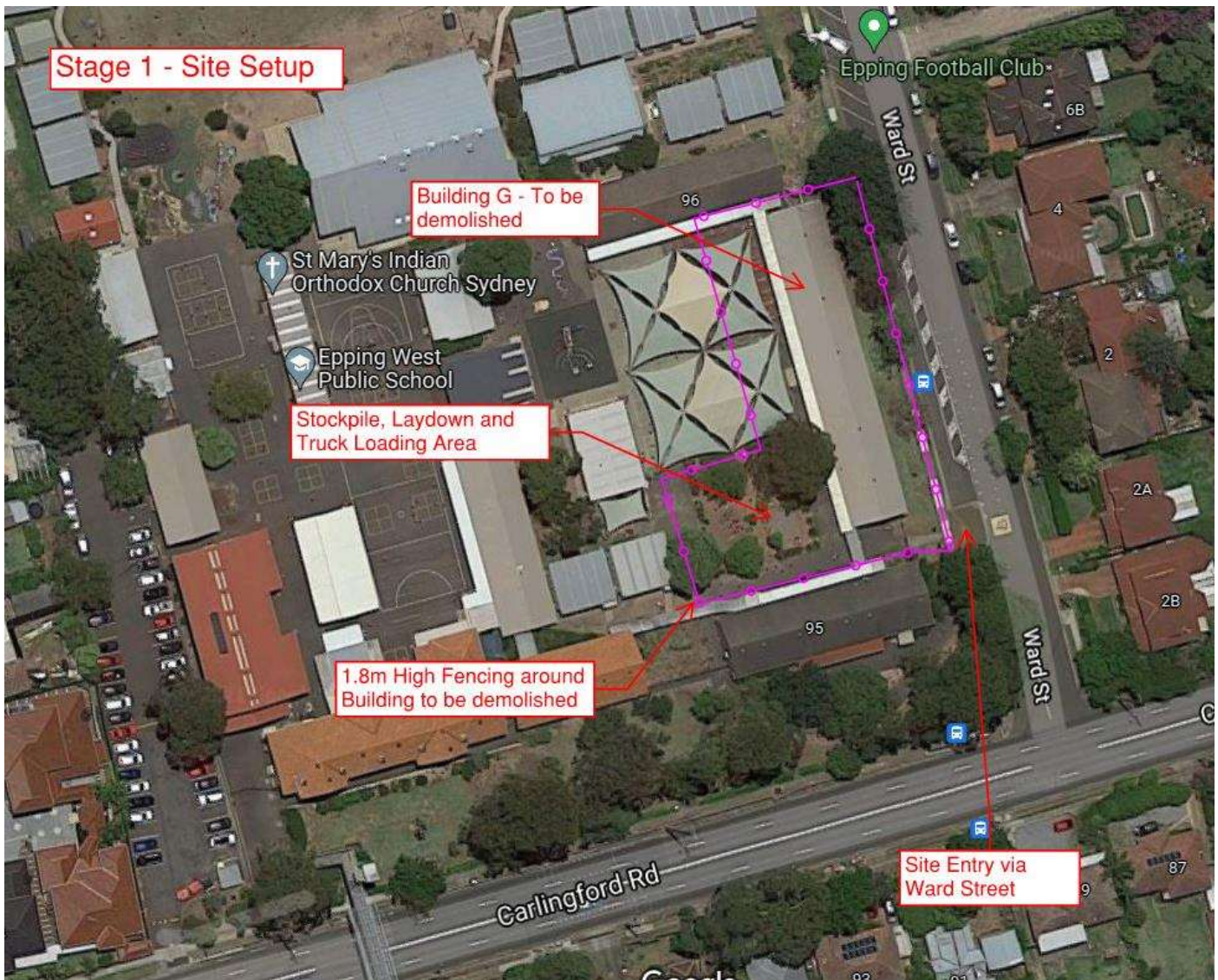
11 Site Layout & Staging Plan

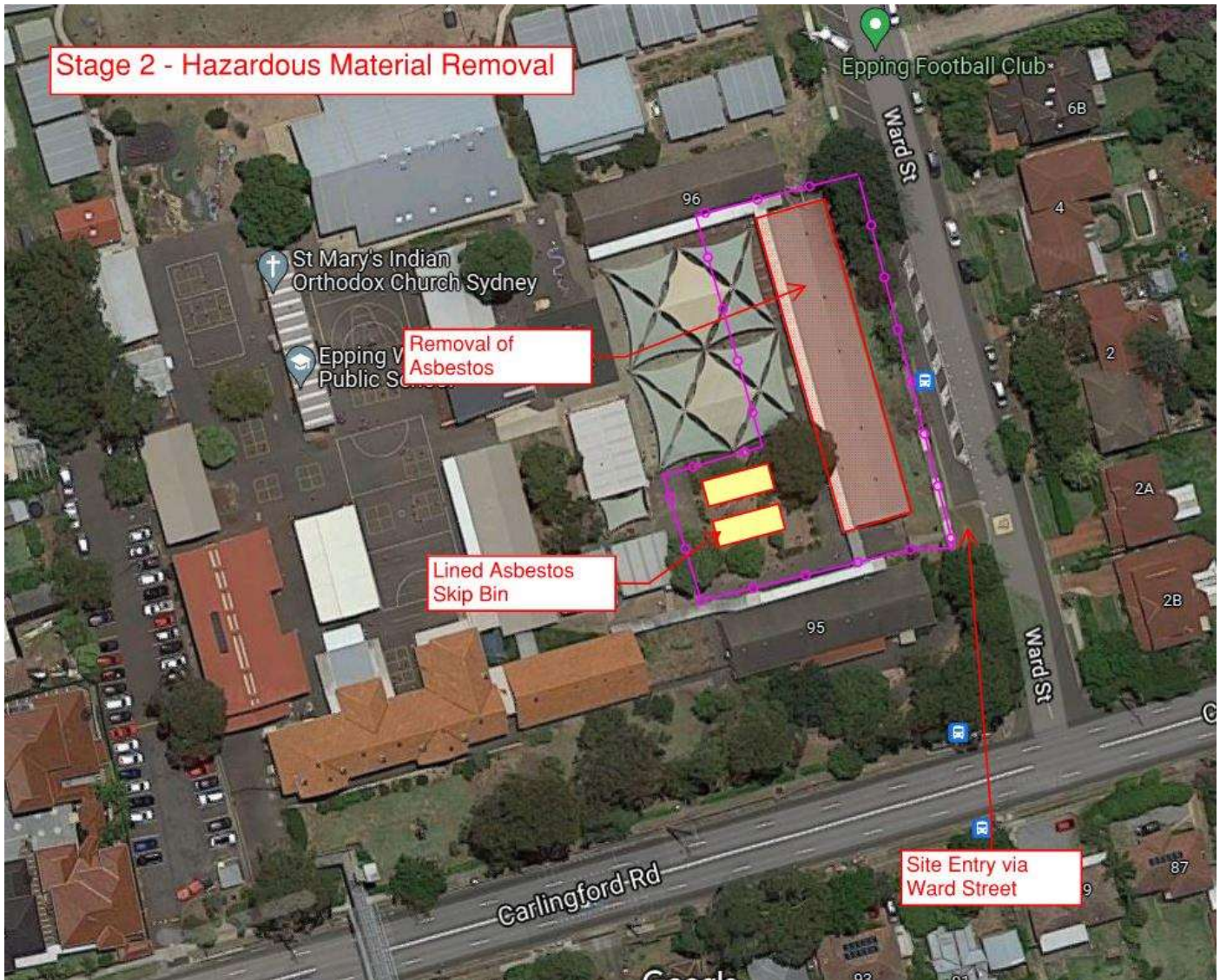
Stage 1 - Site Layout Plan

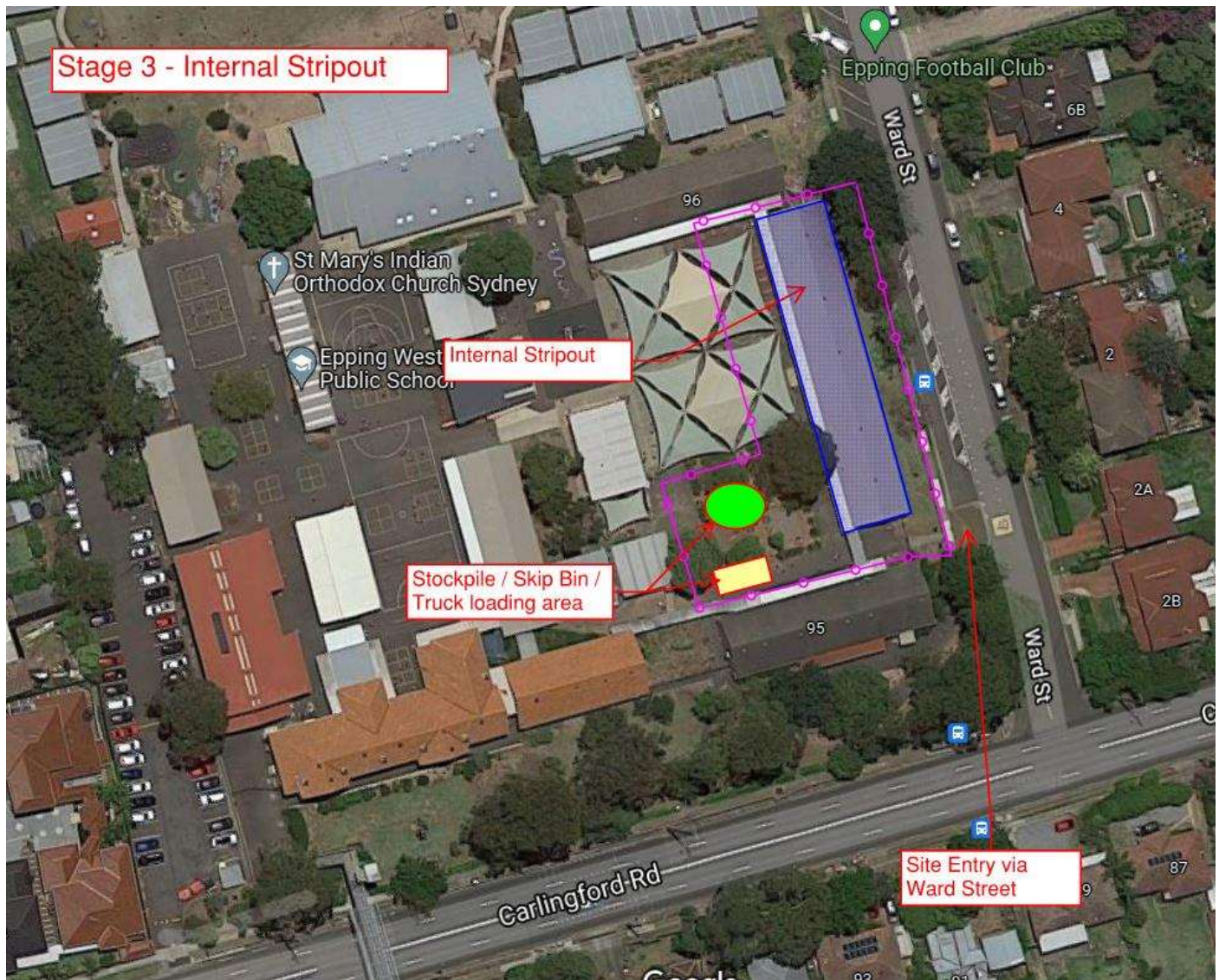


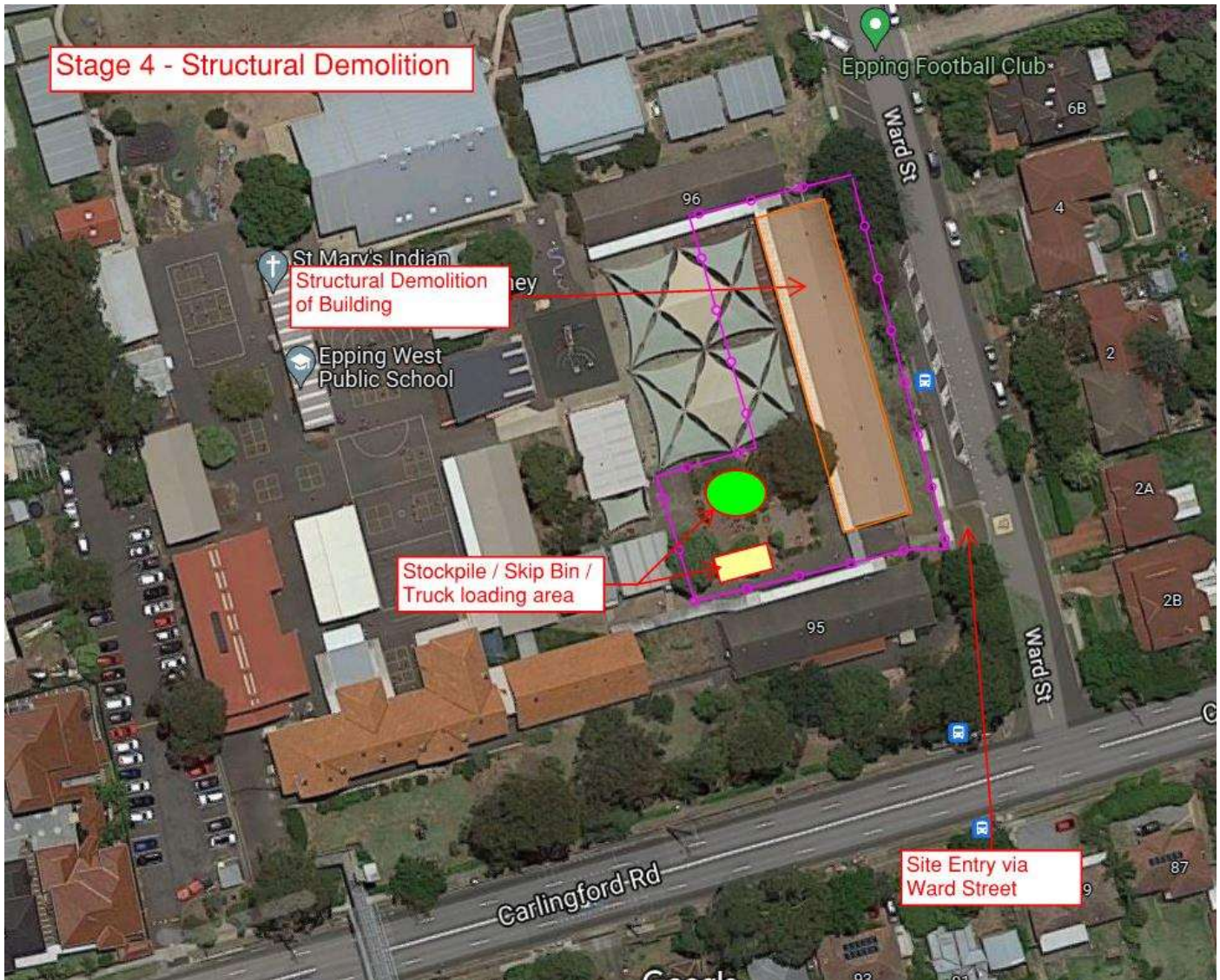
HANSEN YUNCKEN

Epping West
Stage 1 - Construction Site Layout Plan - Rev 4 - 30/07/2021









PRO DEMO EARTHWORKS PTY LTD.



PO BOX 4608 SYLVANIA WATERS NSW 2224

DEMOLITION AND EXCAVATION CONTRACTORS EMERGENCY AND MAINTAINANCE
WORK ALL TYPE OF MACHINE AND TRUCK HIRE ABN93618795725

JOE 0418222 202
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PH/ FAX 97033309
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Date 17/9/21

ATT: Mr. Mathew Layton

AITKEN CIVIL ENGINEERING Pty Ltd

PROJECT: EPPING WEST PUBLIC SCHOOL (EWPS)

SCOPE of WORKS: Demolition of Block G

Dear Alex,

Pro Demo Earthwork Pty Ltd can confirm that the Site Demolition Plan for Building G (Ref No. 21-103, dated 17/09/21 REV02) at Epping West Public School (96 Carlingford Road, Epping NSW), is compliant to all relevant demolition and WHS regulations and codes, In particular:

- NSW WH&S Act 2011.
- NSW WH&S Regulations 2017.
- AS 2601 - Demolition of Structures.
- Code of Practice – Demolition Work.

Further to this, we also note that Hazardous Materials removal is to be conducted by Australasian Technical Services (NSW) Pty Ltd who hold the appropriate Asbestos Removal License and have provided their own Statement of Compliance to all relevant demolition and WHS regulations and codes, In particular:

- NSW WH&S Act 2011.

- NSW WH&S Regulations 2017.
- AS 2601 - Demolition of Structures.
- Code of Practice – Demolition Work.
- Code of Practice: How to Safely Remove Asbestos August 2019 (NSW)

At Pro Demo Earthworks Pty Ltd we aim to provide 100% quality workmanship and client satisfaction. All works are carried out in accordance with Safe work NSW OH&S and Environmental Guidelines, regulations, code of practice and the necessary legislations. All work to be carried out in accordance with the Australian Standards & Building Code of Australia.

Should you have any questions, please do not hesitate to contact the undersigned below on 0418 222 202

Kind Regards,



Joseph Tobarji
Managing Director

RESTRICTED DEMOLITION LICENCE

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

Licence: AD213157

Licence period: From: 26/02/2019 To: 25/02/2023

Licence holder name: Pro Demo Earthworks Pty Ltd

ABN: 93 618 795 725

ACN: 618 795 725

Address: 5 Fortrill Ave
BANKSTOWN NSW 2200

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.