



DEMOLITION MANAGEMENT PLAN

PF 879

KINGSCLIFF HIGH SCHOOL

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KINGSCLIFF NSW 2487



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DEMOLITION MANAGEMENT PLAN

1.0 INTRODUCTION

Demex has been engaged as the Demolition Contractor to conduct licensed demolition works at the Kingscliff High School (the 'Site'). In accordance with the requirements outlined in AS2601:2001 – Demolition of Structures and the Code of Practice – Demolition Work, this Demolition Management Plan has been prepared.

The purpose of this demolition management plan is to provide detailed procedures for the demolition works to be conducted at the abovementioned site. This demolition management plan is considered a 'live' document and subject to change based on site conditions and variations to the methodology

2.0 PROJECT DETAILS

Demolition methodology	Manual and mechanical demolition
Scope of demolition works	Demolition of northern 2-storey brick office structure and partial demolition of covered area roof to courtyard area north of Block C
Overall height of structure	7m
Distance from structure to site boundaries	TBC
Description of the building	School
Structural support system	Masonry, concrete, timber, steel
Principal materials of construction	Masonry, concrete, timber, steel, plasterboard
Identified hazardous materials	None

3.0 PLANT & EQUIPMENT

Major Plant & Equipment	Support Equipment
23T zero-swing excavator with various attachments	Various hand tools
EWP	

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4.0 COMPETENCIES

No plant or equipment is to be operated unless the operator has the appropriate competency training or VOC to operate. The operator is to be familiar with the relevant operating procedures and should only be operated in accordance with the manufacturer's instructions.

The following competencies have been identified:

Demolition supervision	Demolition Supervisor
Excavator operators	LE and / or VOC
Truck drivers	MR / HR / HC license for medium rigid, heavy rigid and heavy combination vehicles
Scissor / boom lift, under 11m	Gold card or VOC
Boom lift, over 11m	High Risk Work License
Hot works	Competent experience person and / or VOC

5.0 HANDLING MATERIAL

Hazardous Materials

- Manually removed by trained and competent removalists in accordance with relevant Codes of Practice and the Asbestos Removal Control Plan (ARCP)
- EPA approved trucks used to transport hazardous materials to an appropriately licensed waste facility in accordance with legislation including appropriate waste tracking documentation

Concrete

- Handled with an excavator both in demolition and removal
- Trucks will be used to transport concrete to disposal site

Steel

- Handled with an excavator both in demolition and removal
- Trucks will be used to transport steel materials to recyclers yard
- Hand cutting devices (Oxy / LPG) may be used when necessary

Timber

- Handled with an excavator both in demolition and removal
- Trucks will be used to transport timber to recyclers yard
- Chainsaw where necessary

Rubbish

- Handled with an excavator both in demolition and removal
- Trucks will be used to transport rubbish to refuse tip

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6.0 SITE PLAN



Figure 1: Site layout showing demolition area

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7.0 DEMOLITION SEQUENCE

Step	Description
Preliminaries	
	<p>Preparation of all site-specific documentation including:</p> <ul style="list-style-type: none"> • Demolition Management Plan (this report) • Safe Work Method Statements (SWMS) for high-risk construction work • Notifications to regulator • Dial Before You Dig assessment • Project Prestart Hazard Identification Assessment • Project HIRAC Register
	<p>Site establishment is to include site fencing, site facilities (site offices and ablution facilities) to be managed by the Principal Contractor.</p>
	<p>Licensed sub-contractors will be engaged to conduct service disconnections. Written confirmation of disconnection of all services is to be obtained prior to commencement and available onsite at all times. Managed by the Principal Contractor</p>
	<p>Mobilisation of equipment to site. Mobilisation of plant, equipment and resources will be staged as required to complete the scope of works.</p> <p>All mobile plant will be serviced, fuelled, onboarded and ready to begin works. A daily pre-start inspection will be conducted for each machine prior to commencement to ensure that they are operating in a safe manner.</p> <p>Plant, equipment and resources will be mobilised to site via the main site access on Oxford Street.</p>
	<p>Mandatory daily prestart meeting to be conducted by the Demex site supervisor before commencement of work each day. Workers to be advised of any specific issues relating to the site and work to be carried out. Meeting to cover daily works program, exclusion zones, spotters, UHF channel, identified risks, daily targets etc. Records will be kept of all pre-start meetings including attendances and matters covered in the meeting.</p>
	<p>Onsite traffic movement will be discussed and planned at the daily prestart meeting. Onsite traffic movement will be based on daily works program, plant and equipment onsite and expected truck movements. All personnel are to understand onsite traffic movement and visitors will be instructed accordingly.</p>

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Demolition Works – Block C Office Structure	
1	Appropriate props to be installed to the underside of the Level 1 slab prior to commencement of the concrete cutting. This is to be completed in accordance with the structural engineers report (to be provided by Richard Crookes Constructions).
2	Separation cut is to be completed by concrete cutting subcontractor on the level 1 walkway to allow for disconnection from the majority of Block C. .
3	Internal soft strip of the ground level and level 1 will be conducted with hand and power tools, removing all non-structural fixtures prior to mechanical demolition.
4	Sheet metal roofing to structure to be removed utilising the 23T excavator with the rotating grab attachment. Sheets will be lowered to the ground and stockpiled for disposal. Roof frame will be pushed into structure All mechanical demolition to the structure from this point will be conducted with spotters in place and under dust suppression (worker with hose, water misting). All workers to remain in positive communications with machine operators via UHF radios.
5	23T will penetrate north side wall to level 1 to allow for removal of C&D waste. Once C&D waste is removed, north wall will be pushed into structure.
6	23T will commence pulverising level 1 suspended concrete slab methodically and push in eastern and western brick walls to level 1 as required.
7	Once the stability of the suspended concrete slab is reduced, the 23T will grasp and drag the concrete slab away from the main section of Block C
8	23T will continue to methodically demolish remainder of structure and then roll and/or pulverise and remove ground floor slab
Demolition Works – Awning to courtyard	
9	All ceiling panels and timberwork from the underside of the roof to be removed using hand tools and power tools
10	Roof sheeting to be removed on western side of brick wall from EWP. If last intact roof sheet spans the wall, this will remain in situ to allow for installation of flashing to the western wall.

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11	Brackets to timber box gutter to the northern elevation will be cut to allow for disconnection from the northern building
12	Once disconnection has been completed, sheet metal roofing to structure to be removed utilising the 23T excavator with the rotating grab attachment. Sheets will be lowered to the ground and stockpiled for disposal. All mechanical demolition to the structure from this point will be conducted with spotters in place and under dust suppression (worker with hose, water misting). All workers to remain in positive communications with machine operators via UHF radios.
13	Once the roof sheeting has been removed, the remainder of the structure will be methodically demolished.
Demolition Works – Landscaping, Garden walls and beds, Ground finishes	
14	In accordance with contractual works, all garden beds, garden walls, landscaping and ground finishes are to be removed. Prior to removal of any in ground items (tree stumps, wall footings etc.) written confirmation of service disconnection must be confirmed by the DEMEX Site Supervisor.
15	Where removal of concrete ground finishes comes in close proximity to existing structures, the slab is to be separated into manageable sections no closer than 300mm to the structure. Then, the ripper tooth will penetrate the slab and drag the concrete away from the building. This process will be conducted with spotters in close proximity monitoring the works process to ensure no damage to the remaining structures occurs.
16	If live services (pits, cables etc) are within the work area, manual demolition will occur as far as reasonably practicable around the service to mitigate potential damage. Once the service has been satisfactorily separated from the remainder of the works, mechanical demolition will resume, with spotter in close proximity.
Waste disposal	
17	Footings will be removed by the excavator down to the designated contract depth. All resulting concrete will be processed and loaded into trucks for removal.
18	All generated demolition material will be processed and loaded out into semi-trailers with 20m ³ – 60m ³ trailers or bins concurrently with demolition works outlined above. Site will be left level and free of all residual demolition materials. Chain of Responsibility (CoR) requirements are to be adhered to. All parties in the supply chain are to do their part to ensure trucks are not overloaded.

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Project Finalisation	
19	Final clean-up of site, removal of remaining demolition waste.
20	All remaining plant, equipment and resources will be demobilised from site and the site is handed back to the client.

8.0 CRITICAL ITEMS

The following items have been identified as critical for the safe delivery of this project.

- Competent supervision for demolition works
- Protection against unauthorised entry to the demolition area. Adequate perimeter fencing and signage
- Exclusion zones to works areas to be established. Exclusion zones to be determined by the site supervisor based on the site conditions, scope of works and the identified risk factors
- Clear communication and understanding of step-by-step controls and procedures amongst all operators and site personal
- All personnel to maintain appropriate conduct on site, ensuring clear unhindered radio communication during mechanical demolition processes
- Risks associated with hot works to be controlled by housekeeping and visual inspections by competent personnel
- Implementation of separation and protection of surrounding assets during demolition process
- Implementation of dust and debris minimisation control measures during demolition processes
- Implementation of noise and vibration minimisation control measures during demolition process

9.0 WORK HEALTH & SAFETY CONTROLS

The following work health and safety control measures have been identified and are to be implanted throughout the project. Control measures will be periodically reviewed for effectiveness.

- Daily prestart meetings mandatory for all staff to discuss risk, control measures and demolition methodologies
- All personnel to have the appropriate training and competencies for the activities they are completing
- All personnel to have the appropriate PPE for the activities they are completing and have been trained in the proper
- Tagged fire extinguishers are always to be onsite and within the work area hot work is being conducted
- Electrical test and tagging to be in date for all electrical equipment
- First aid kits to be adequately stocked and available onsite
- Exclusion zones and signage to be implemented to secure work zones
- Dust control measures, housekeeping and water suppression measures to be utilised throughout the project
- Vehicle movement and any live traffic to be considered and Traffic Management Plan prepared if required

10.0 ENVIRONMENTAL CONTROLS

The following environmental control measures have been identified and are to be implanted throughout the project. Control measures will be periodically reviewed for effectiveness.

- Prior to bringing any equipment or plant onsite, it is to be thoroughly cleaned to ensure no transportation of weeds or soils onto the site

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- Daily prestart checks to be undertaken on equipment to identify any leaking oils or fuel that could present a hazard to the environment. If any such leaks are identified they will be repaired before the equipment is allowed to be used
- Dust control measures, housekeeping, screens and water suppression to be utilised throughout the course of the project
- Modern, well maintained equipment to be used to reduce noise pollution onsite, noise levels to be periodically monitored

11.0 MANAGEMENT SYSTEM

Demex operates under an independently certified Integrated Management System (IMS) for the provision of demolition, excavation, site remediation and the removal of asbestos and hazardous materials. The Demex IMS has been certified by ATLAS Certification Pty Ltd to comply with the following standards:



- ISO 9001:2015 – Quality Management Systems – Requirements (Certificate number: Q418081)
- ISO 14001:2015 – Environmental Management Systems – Requirements with Guidance for use (Certificate number: E418081)
- ISO 45001:2008 – Occupational Health and Safety Management Systems – Requirements with Guidance for use (Certificate number: 418081S)

Work Health and Safety Accreditation Scheme – Federal Safety Commission (FSC)



Demex have received Federal Safety Accreditation (FSC) for the completion of projects that fall under the scope of the Australian Government building and construction Work Health and Safety Accreditation Scheme (Accreditation number 598).

<http://www.fsc.gov.au/sites/fsc/resources/pages/accreditationregister>

12.0 SUPPORTING DOCUMENTATION

This Demolition Plan has been prepared with reference to the following documents:

- WHS Act
- WHS Regulations
- AS2601:2001 – Demolition of Structures
- Code of Practice: Demolition work
- Code of Practice: How to safely remove asbestos
- Code of Practice: How to manage and control asbestos in the workplace
- Code of Practice: Managing risks of plant in the workplace
- Code of Practice: Managing the risk of falls at workplaces
- Code of Practice: Hazardous manual tasks
- Code of Practice: How to manage work health and safety risks
- Demex HSEQ Manual