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# DEMOLITION WORK PLAN

Casuarina Lodge and Club House

Cumberland West Mental Health Services  
Relocation: Corner of Dragonfly Drive and  
Redbank Road, Westmead NSW 2145



Revision B – 22.02.2024



# **DEMOLITION MANAGEMENT PLAN**

## **1. PURPOSE**

The purpose of the Demolition Work Plan is to address the requirements of AS 2601-2001 The Demolition of Structures. It plans how the demolition of Casuarina Lodge and Club House located on the Corner of Dragonfly Drive and Redbank Road, Westmead NSW 2145 will be conducted with consideration to safety, program and environment.

## **2. SCOPE**

The scope of works includes:

- Establishment of site facilities and management of site security;
- Isolation of services.
- Removal hazardous contained materials to the building structure.
- Demolition and removal of all structures and materials from site inclusive of services, internal fixtures, fittings, furniture, internal finishes and building fabric at the site.
- Demolition of slab on ground.
- Complete site clearing of rubbish, waste and rubble.

## **3. LOCATION OF SITE**

The buildings are located on the Corner of Dragonfly Drive and Redbank Road, Westmead NSW 2145 and is bounded by Dragonfly Drive on the south, Redbank School along the west and and Carpak to the east and north.

## **4. SITE DIMENSIONS**

The site area for Casuarina Lodge is approximately 500m<sup>2</sup>, 4m in height and situated approximately 25m from Dragonfly Drive. The site area for Club House is approximately 500m<sup>2</sup>, 8m in height and situated approximately 64m from Dragonfly Drive.

# DEMOLITION MANAGEMENT PLAN

## 5. STRUCTURAL CHARACTERISTICS

### 5.1 Occupancy Class

The existing dwellings are unoccupied.



*Figure 1: Cumberland West Mental Health Services Relocation – Site Plan*

# **DEMOLITION MANAGEMENT PLAN**

## **5.2 Structural Support System**

The structure of the Casuarina Lodge is a double storey brick building with a concrete suspended slab and concrete roof tiles. The club house is a single storey building with a concrete ground slab, timber framed roof with metal sheeting. Other smaller structures include brick planter boxes, awning / canopies and concrete pavement pathways.

## **5.3 Services**

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

Power will be disconnected from the building by a licensed electrician including all telecommunications and data services.

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

The water services to the building will be disconnected and capped with a temporary water service connection for dust control using a jacking pump (If required).

Services to be capped includes domestic water, fire services, gas, air conditioning, telecommunications and electrical.

Refer to Appendix B for Location, Condition of Underground Essential Services Including Isolation Certificates.

## **5.4 Demarcate Site and Define Exclusion Zones**

The site boundary will be demarcated utilising existing boundary fencing and newly installed fencing. Other areas of site may be demarcated as hazard removal areas or drop zones using crowd control barriers, temporary fencing or the existing structure. Hazardous removal areas or drop zones will be clearly communicated to all working personnel and visitors and sign posted. Physical barriers will be utilised to demarcate these areas.



## **DEMOLITION MANAGEMENT PLAN**

Prior to the demolition of adjoining or occupied residences, the occupant of the neighbouring building is to be notified that the demolition works are occurring. H&R Hassarati will implement control measures to minimise the impacts of noise and vibration.

All demolition will occur during approved DA hours; no explosive or extensive hammering will occur. Where there is potential for machinery or plant to affect a resident's peace & quiet, H&R Hassarati & the stakeholder will notify the tenant prior. Site notices to be displayed in a prominent position are;

- Unauthorised Entry Prohibited.
- Warning Demolition Work in Progress.
- Warning Asbestos Removal.
- Mandatory PPE Information Signage.
- Sign Saying; H&R Hassarati, DE1 Demolition Supervisor Contact Details

During the nominated programme works will incur various demolition activities and show variance to noise and vibration management during the course of the works. The structures to be demolished is comprised of reinforced concrete floors, masonry walls, timber portal frame and concrete slab. The following excavator attachments will be used; rippers, buckets, hydraulic hammers and pulverisers to conduct the works. Hydraulic hammering is required to demolish the majority of the concrete structures during the course of the project while the masonry walls will be demolished using a combination of bucket and hydraulic hammering and demolished lastly, where practical to create a noise barrier. The demolition sequence will provide a barrier to the neighbouring residential & commercial properties in the vicinity of the demolition works.

As stated above, our proposal is to demolish the structures using a combination of mechanical means, thus limiting noise and vibration within the CDC approved working hours.

Control: All noise-creating activities are to be limited to the hours stipulated in the CDC. No work is to be carried out on Sundays or Public Holidays. All plant and equipment is to be muffled in accordance with manufacturers' requirements. The existing structure is to be used where possible to screen noise. The use of hydraulic hammers is to be limited and the size of equipment to be used will be increased to enable the increased use of bucket/ripper/pulverisers attachments in lieu of hydraulic hammers.

## **DEMOLITION MANAGEMENT PLAN**

**Monitoring:** Regular inspections will be performed by the Project Manager to determine the extent of noise/vibration at the nearest affected residence or workplace including sporadic background noise/vibration monitoring to confirm that the existing noise levels at the site during the day. The complaints register will be checked daily and any corrective action necessary taken immediately to ensure minimal interruptions.

**Contingency:** In the event of excessive noise/vibration is being created by the demolition process, work will stop immediately. Demolition methods will be modified to ensure that noise emissions during demolition work is minimised and vibration mitigation measures are taken such as the modification of demolition methodology. Cherrie Civil will be notified of any noise complaints immediately.

### **5.5 Environmental Management Controls**

#### **Noise and Vibration:**

**Control:** All noise-creating activities are to be limited to the hours stipulated in the DA conditions. No work is to be carried out on Sundays or Public Holidays. All plant and equipment are to be muffled in accordance with manufacturers' requirements. The existing structure is to be used where possible to screen noise. The use of hydraulic hammers is to be limited and the size of equipment to be used will be increased to enable the increased use of bucket/ripper/pulverisers attachments in lieu of hydraulic hammers.

**Monitoring:** Regular inspections will be performed by the Project Manager to determine the extent of noise/vibration at the nearest affected residence or workplace including sporadic background noise/vibration monitoring to confirm that the existing noise levels at the site during the day. The complaints register will be checked daily and any corrective action necessary taken immediately to ensure minimal interruptions.

**Contingency:** In the event of excessive noise/vibration is being created by the demolition process, work will stop immediately. Demolition methods will be modified to ensure that noise emissions during demolition work is minimised, and vibration mitigation measures are taken such as the modification of demolition methodology. Principal Contractor will be notified of any noise complaints immediately.

## **DEMOLITION MANAGEMENT PLAN**

### **Water Management:**

Controls – All existing drains will be kept clear of rubble to remain operational during the works. Sediment filter fabric will be installed across the drain inlets to prevent sediment run off. Additionally, silt control will be installed outside the site around the local stormwater inlet drains.

Monitoring – Regular weekly inspections will be carried out to ensure that the drain inlet is not blocked, and free flow of stormwater is enabled. The sediment fencing will be inspected to ensure its effectiveness and serviceability.

Contingency – In the event of sediment runoff into drains or outside the site boundary, work will stop immediately. Sedimentation controls will be redirected to the effected areas and cleanup of the sediment runoff will begin. If sediment has infiltrated the stormwater drainage system, Sydney Water will be notified. The Superintendent's Representative will be notified immediately.

### **Air Quality:**

Air Quality is a significant factor in all types of demolition works in which it affects the health and wellbeing of the area and the production methods. The different types of air quality controls that H&R Hassarati has taken in consideration are as follows:

#### *Dust Control:*

Controls - Dust suppression methods, through handheld hoses and or sprinklers will be used to control dust at the source point. Demolition staging, such as demolishing perimeter walls last, will be used to minimise the exposure duration of adjoining neighbours to dust creating activities. During high winds demolition methods will be modified or ceased to prevent dust exposure beyond the site boundaries. Rubble and spoil stockpiles will be soaked to prevent dry loading. Shadecloth will encapsulate perimeter fencing to contain dust during demolition works for buildings along the perimeter of the site where required.

Monitoring – Regular visual monitoring will be conducted to determine if cross boundary dust contamination is occurring and the need to enhance dust mitigation action for excessive dust levels. A complaint register will be kept on site for any complaints from neighbours; any corrective actions arising from complaints will be carried out immediately.

## **DEMOLITION MANAGEMENT PLAN**

Contingency – In the event of excessive dust outside the site boundary, work will stop immediately. Dust control methods will be modified to ensure that dust emissions during demolition work is minimised. The Superintendent's Representative will be notified immediately.

### *Odour Control:*

Controls – Odour generating materials will be identified and either masked or suppressed using suitable agents; or the extent of the works will be limited such that the odours are kept to a minimum. Odours on site are expected to be a minimum because of no odour creating agents anticipated.

Monitoring – regular monitoring is to check for any evidence of excess odours. The complaints register is to be checked weekly and any suitable corrective action taken immediately.

Contingency – In the event of excessive odour being generated by the works, demolition will cease immediately, and the source of the odour will be identified, and suitable action taken before commencement of demolition. The Superintendent's Representative will be notified immediately.

### **Hydrocarbon Management:**

Controls – All fuel will be stored in approved dangerous goods containers within a bunted area on site in accordance with EPA Guidelines. The bunted area shall be kept clear and dry of all stormwater. Warning signs and firefighting equipment will be located adjacent to the storage area. A fuel spillage kit will be maintained on site for containment of spills. Any in-ground fuel tanks will be pumped out and purged of fumes in accordance with the Australian Institute of Petroleum's Code of Practice for safe removal.

Monitoring – Regular weekly inspections will be performed to ensure the fuel bund is free of stormwater and in operable condition. Inspections will also ensure all containers are also in a safe and serviceable condition and that the warning signs are in place and the fuel spillage kit is on site and maintained.



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Contingency – In the event of a fuel or oil spill, the area around the spill will be isolated. Control methods will be put in place to prevent any runoff of fuel/oil off the site or into drains or pipes. Emergency control methods are on hand at the site and are in the form of spill kits, filter fabric, sediment control socks, sawdust and sand for emergency controls of diesel/oil spills.

### **Chemical Management:**

Controls – A register of all chemicals shall be kept on site and maintained regularly. An SDS for all chemicals will be on site and available for use at all times. All chemicals will be stored on site in accordance with the manufacturers SDS.

Monitoring – The chemical register will be checked weekly as part of the EMP site inspection and updated accordingly. Any spillages will be documented and appropriate corrective procedures taken immediately.

### **Waste Management:**

Controls – All waste generated on-site will be recycled where possible or salvaged for resale or reuse. Any materials which cannot be salvaged or recycled will be disposed of at licensed landfill. All contaminated waste will be disposed of at appropriate registered landfill locations for hazardous materials.

Monitoring – A register of hazardous materials disposal will be kept on site and maintained. Weekly site inspections are to check and ensure all waste is being disposed of in accordance with regularity requirements.

## **5.6 Emergency Services Pick Up Point**

Emergency access will be off the main site access point at the southern end of the site accessed via Dragonfly Drive. In the event of Emergency Services being called, all truck movements will be suspended the internal route to the incident point will be cleared prior to their arrival. A traffic controller will wait at the site entrance to and assist getting them onto and leaving site. First Aid room located within the site compound IPO Building. Response Scenarios include emergency stop button for all plant and ensuring safe access is accessible to work area. Example may include the operator has a medical episode and the spotter will then push the emergency stop button. Skidsteer to be used to clear pathway, if required. Example unexpected structural collapse clear pathway where safe for emergency responders. Check sign in register account for all personnel onsite and call authorities if person is trapped or missing.

# DEMOLITION MANAGEMENT PLAN

## 5.7 Plant and Equipment

• 25t Excavators (1 off)	• Barricades (30lm)	• Temporary Fencing
• 14 Excavators (1 off)	• Amenities (Cherrie)	• Power Tools (10 off)
• 5t Excavator (1 off)	• Bins (8 off)	• Generators (1 off)
• Skidsteer (1 off)	• Trucks (6 off)	• Saw cutting (1 off)
• Hand Tools (20 off)	• Oxy Cutting (2 off)	• Hand Tools (20 off)

## 6. METHOD OF DEMOLITION

### 6.1 General

All works will be performed in accordance with relevant Legislation, Australian Standards, Codes of Practice and Guidelines for demolition. As a minimum, NSW WH&S Act 2011, NSW WH&S Regulations 2017, AS 2601 – Demolition of Structures and the Demolition Work Code of Practice will be followed.

Notification to SafeWork NSW is required to be submitted seven days prior to commencement of activity for demolition works. Approvals are to be displayed on site.

The Site Supervisor for this project, will be a SafeWork NSW Unrestricted Demolition Supervisor with experience in high-risk demolition works.

Hot works will be in accordance with H&R Hassarati procedure for oxy/acetylene use in the SWMS for oxycutting. All oxycutting will cease a minimum of one hour prior to the completion of work and carry out a 30m fire watch after use. An inspection will be carried out of the working floors prior to workers leaving the site and inspection records kept on site. Hot works permit to be obtained prior cutting.

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

Temporary power will be supplied to the area by portable generator or a temporary builder's supply with ELCB protection. All temporary electrical installations will comply with AS 3012-1990-Electrical Installations – Construction and Demolition Sites. All power tools and leads will be tagged and checked on a monthly basis and earth leakage protection shall be used.

## **DEMOLITION MANAGEMENT PLAN**

Temporary poly pipes will be used as the demolition progresses from one side to another as per the staging diagrams. This is to ensure there is water available for dust control and firefighting, if required.

All employees working in boom lifts will be required to use safety harnesses. Employees using boom lifts will only enter and exit boom lifts from the ground level. All operators of boom lifts more than 11 metres high will have the relevant (WP) High Risk Work Licence and that any operator of a boom lift under 11m will hold a Yellow Card.

All work areas will be barricaded and warning signs posted to ensure access is restricted to the working crew only. Where it is proposed to place demolition plant and equipment on suspended floors for stripout or demolition (If required), the floor will be certified by a structural engineer prior to the machine being placed in position.

All employees will be inducted on the procedure of the Safe 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 including hazard identifications and risk assessments.

The demolition area will be fenced off to all unauthorised personnel and signposted appropriately for demolition work to comply with regulations. 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. The site will be enclosed by a metal fencing along Dragonfly Drive with personnel entry gates and truck bays.

### **6.2 Site Establishment**

Initially during site establishment access to the site will be via existing entry along Dragonfly Drive which will be managed by traffic management. Site establishment includes the disconnection of services and establishment of site amenities within the site compound. At least one area will be kept clear of demolition material to provide egress to amenities and site entry.

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### **6.3 Asbestos Removal and Disposal**

A hazardous materials survey has been completed for the project (see Hazardous Materials Survey Report by JBS&G). These works will be performed by asbestos removal contractor who holds a SafeWork NSW Friable (Class A) Asbestos Removal Licence Monitoring and inspection will be done by an NATA accredited occupational environmental hygienist.

An asbestos management plan will be developed by the asbestos contractor and all works will be carried out in accordance with Work Health and Safety Regulation 2011 and the NSW Government and SafeWork document entitled How to manage and control asbestos in the work place: Code of Practice (NSW SafeWork) and the City of Sydney Managing Asbestos Policy. Five days prior to the commencement of asbestos removal, SafeWork NSW will be formally notified of the works. Refer to Appendix A Asbestos Control Plan.

Air monitoring will be done during the removal of asbestos. On completion of the asbestos and hazardous material removal works, a clearance certificate will be issued by an occupational hygienist prior to demolition commencing. A copy of waste docket 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 shall be isolated refer the Unexpected Finds Procedure (See below). An occupational hygienist shall test the material to determine whether the material is in fact contaminated with asbestos. If it is, asbestos contractor will be engaged to remove the asbestos and a clearance certificate obtained prior to recommencement of demolition in that area.

## **DEMOLITION MANAGEMENT PLAN**

### **6.4 Unexpected Finds Procedure**

If an unexpected actual or suspected contamination find is encountered during the development works, the following generic procedure applies:

1. Stop work in the potentially hazardous area as soon as it is safe to do so and move to the upwind side of the area, or away from the area.
2. Assess the potential immediate risk to human health posed by the unexpected find and assess if evacuation or emergency services need to be contacted. Notify appropriate representatives.
3. Delineate an exclusion zone around the affected area using fencing and/or appropriate barriers and signage. Additional control measures may be required for:
  - a) Odours and/or volatile compounds: odour suppression and no smoking signage.
  - b) Potential asbestos containing materials: if area is small, cover with weighted plastic sheeting or geofabric. For larger areas, regular dust suppression may be required.
4. Contact the appointed environmental consultant for advice and request a site visit to undertake an assessment of the unexpected find.
5. The environmental consultant will assess the unexpected find and provide advice regarding:
  - a) Preliminary assessment of the contamination and need for immediate management controls;
  - b) What further assessment and/or remediation works are required and how such works are to be undertaken in accordance with contaminated site regulations and guidelines;
  - c) Preparation of an addendum to the Construction Environmental Management Plan or provide clean up advice (if necessary);
  - d) Implement required remediation works (where applicable);
  - e) Validation works required following remediation works (if applicable).
6. Works are not to recommence in the affected area until appropriate advice has been obtained from the environmental consultant and the environmental consultant has provided relevant information to the Site Supervisor, particularly for considering changes to additional controls to mitigate risks to construction personnel.
7. If it is deemed safe to do so by the Site Superintendent, works may resume in the affected area.



## **DEMOLITION MANAGEMENT PLAN**

### **6.4 Fencing Plan**

The site will be enclosed by existing fencing or newly installed temporary fencing as along the boundary.

### **6.5 Demolition**

#### *Load Out Zone:*

Following the protection and removal of trees, vegetation and hazardous materials, the existing dwellings will contain a strip-out and structural demolition drop zone. Ensure the areas nominated for the drop zone is barricaded below and warning signs posted. Site to be secured during this activity ensuring no personnel to enter. Workers on the working within the dwellings and the drop zone area will communicate via two-way radio to ensure that prior to dropping material down that the base of the drop zone has been fenced off and workers are not in the area.

#### *Stripout:*

The area to be demolished will be barricaded off and appropriate demolition signs placed at the entry points to the building. The strip-out will commence after isolation of all services has occurred. The area under the floor to be demolished will also be cordoned off to all site personnel and signs will be displayed warning that the area is restricted.

All material will be sorted out on the ground into different stockpiles depending on whether it is to be recycled or sent to landfill for disposal.

Skidsteers and/or excavator will be used to transfer the demolished materials to the load out area. The area at the bottom of the drop zone at Ground Floor will be fenced off and signposted. The area around the dropzone opening will be fenced off at all times when not in use. The drop zone / load out area will be fenced off at both ends at each working floor to prevent personnel entering the dropzone area.

Personnel on the working floor and dropzone area will communicate via two-way radio to ensure that prior to dropping material down that the base of the dropzone has been fenced off and personnel are not in the area.

## **DEMOLITION MANAGEMENT PLAN**

Before structural demolition work commences, demolition areas will be barricaded off and appropriate demolition signs placed at the entry points to the floors. The strip-out will commence after isolation of all services has occurred.

Personnel will work with skidsteers and small excavator to demolish the non-structural walls, ceilings and floor coverings including manually stripping floors as per SOP's. Structural engineer to confirm live loads and plant separation required prior stripout.

All material will be sorted out into different stockpiles depending on whether it is to be recycled or sent to landfill as rubbish.

Skidsteers and/or excavator will be used to transport materials to the designated drop/load zone where the materials will be processed and loaded onto trucks by the larger excavator and finally taken off site to a 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.

### *Structural Demolition*

Before commencement of structural demolition, the area around the floor to be demolished will be cordoned off and appropriate demolition signs displayed. The area under the floor to be demolished will also be cordoned off to all site personnel and signs will be displayed warning that the area is restricted. No personnel will be allowed inside the exclusion zone during structural demolition.

Buildings will be demolished with large excavators working off the ground commencing from the towards one direction when demolishing the structures. Excavators to use various attachments and commence with the roof, then walls and finally ground structure. Personnel will work with the excavator using a water hose to mitigate dust during the demolition process and to sort out demolition material once it has been demolished and stockpiled on the ground.

During demolition works, an excavator working in the loadout/drop zone area will remove the rubble and load out the trucks driving in and out from Dragonfly Drive. Traffic controller/gate personnel will be used to guide the trucks into the site.

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*Figure 2: Cumberland West Mental Health Services Relocation – Sequence Plan*



*Figure 3: Cumberland West Mental Health Services Relocation – Sequence Plan*

## **DEMOLITION MANAGEMENT PLAN**

Material will be sorted out at ground level into recycling or landfill and disposed of appropriately by trucks loaded by the excavator. Men will be on hand to work with the excavator during the demolition process to act as a spotter and to control dust using a water hose. Maintain exclusion zone/s within the drop zone area with barriers or fencing with warning signs. 2-way radio communication at all times between operator and spotter. Drop zone to be managed daily in toolbox talks.

### **7. MATERIALS HANDLING AND DISPOSAL**

The purpose of the Waste Management Plan is to address the requirements of the Councils Guidelines for Waste Management in New Developments to ensure that a demolition waste management plan is prepared to maximise resource recovery and manage waste in line with legislative requirements.

The objectives of this WMP are as follows:

- Identify wastes likely to be generated during demolition. This includes a description how waste can be reduced, reused, recycled or disposed of in accordance with relevant legislation;
- Minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources;
- Maximise reuse or recycling of and demolition waste either on site or elsewhere;
- Ensure waste management systems are compatible with collection services;
- Minimise risks associated with waste management at all stages of development;
- Nominate location of demolition waste which must be contained and stored within the boundaries of the development;
- Waste dockets are to be retained to confirm and verify which facility received the material for recycling or disposal and
- Waste dockets are to be retained to confirm and verify that at least eighty percent (80%) of demolition material diverted from landfill for re-use and recycling.

The City of Sydney Policy for Waste Minimisation in New Developments 2005 requires measures to reuse or recycle at least 80% of construction and demolition waste, either on site or diverted for reuse and recycling with receipts sufficient to demonstrate this target are required to be achieved. The demolition contractor will be responsible for ensuring these targets are met, and for retaining waste dockets from appropriately licensed facilities that receive the developments construction and demolition waste.

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## **7.1 Concrete and Brick**

Brick will be generated from internal and external walls. Brick will be separated from other debris and stockpiled. It will be loaded into trucks and then transported to an appropriate recycling facility. The material will then be crushed for reuse. Concrete will be pulverised with the view to separate out the steel and to achieve a maximum size of 600mm in any direction. As with brick, concrete will be separated from other debris and stockpiled. It will be loaded into trucks and then transported to an appropriate recycling facility. The material will then be crushed for use in engineering materials.

## **7.2 Metals**

Metals will be separated into their individual types and further into light gauge and heavy gauge including ferrous and non-ferrous metals. These will be stockpiled and then loaded into bins for removal to a scrap recycling facility by H&R Hassarati trucks.

## **7.3 General Waste**

General Waste includes plasterboard, timber (engineered and natural), glass, carpet and insulation etc. These items will be loaded into trucks and transported to landfill by H&R Hassarati trucks.

## **7.4 Synthetic Mineral Fibre**

Synthetic Mineral Fibre (SMF) is found in the building chiefly in ceilings and walls. The Hazardous Materials Reports found Synthetic Mineral Fibre (SMF) materials are present in the building. These materials are associated with building insulation and should be removed under controlled conditions prior to demolition, in accordance with the requirements of the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006(1990)].

Demolition of the building will be undertaken in accordance with the Construction Management Plan and Australian Standard AS 2601:2001: The Demolition of Structures.

Disposal of SMF will be through General Waste and taken to landfill by H&R Hassarati trucks.



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### **7.5 Waste and Recycling Facilities**

The below table provides the contact details for the waste and recycling disposal facilities that will be used to dispose waste and recyclables during the demolition phase.

<b>Name of Company</b>	<b>Address</b>	<b>Opening Hours</b>	<b>Contact Details</b>
<b>Genesis Alexandria</b>	76 Burrows Rd Alexandria	Mon – Thurs 6am - 6pm Sat 7am - 1pm	9519 9999
<b>Sydney Transwaste Industries</b>	160 Arthur Street Homebush West	Mon – Sun 6am - 7pm	9746 8333
<b>Concrete Recyclers (Group)</b>	14 Thackeray Street Camellia	Mon – Fri 7am - 4pm Sat 7am - 2pm	9684 6811
<b>InfraBuild Recycling</b>	53-57 Riverside Road, Chipping Norton	Mon – Fri 7am - 4pm Sat 7am - 2pm	9205 7900
<b>Kurnell Landfill</b>	330 Captain Cook Drive Kurnell	Mon – Fri 6:15am - 4pm Sat 6:15am - 1:30pm	9668 8539
<b>Bingo Eastern Creek Recycling Ecology Park (&amp; Landfill)</b>	1 Kangaroo Ave, Eastern Creek	Mon – Fri 5:00am - 5pm Sat 5:am – 5pm	1300 424 646
<b>SIMS Metal</b>	72 Burrows Road, Alexandria	Mon-Fri 7:00 am -3.30pm	9509 7002

All material moved offsite must be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997).

### **7.6 Storage of Demolition Waste**

All demolition material will be stored within the site boundary at all times

## **8 SEQUENCE OF DEMOLITION**

The proposed sequence of demolition is as follows:

- i) Site establishment – 2 Days
- ii) Temporary fencing demarcation – 1 Days
- iii) Disconnection of Services – 2 days
- iv) Protection and removal of trees – 2 days
- v) Removal of hazardous materials – 4 Days
- vi) Stripout building – 3 Days
- vii) Structural demolition of all structures – 6 Days
- viii) Load out and disestablish – 3 Days

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## **9 DEMOLITION EXCLUSION ZONE**

Exclusion zones shall be setup around all structural demolition and drop/loadout zone areas. Personnel other than spotters and plant operators are not permitted within demolition zones. Exclusion will also be established around areas onto which waste from the upper levels of the building will be dropped down to ground. Barricading and a spotter will be required to direct other personnel around the drop zone. All exclusion zones will be communicated through Daily Prestart Talks which are to be minuted and signed. All un-inducted visitors are to be accompanied by an inducted person.

## **10 EVACUATION ASSEMBLY POINT**

Evacuation assembly point is located along the north in the carpark.

## **11 TRAFFIC MANAGEMENT**

The Traffic Management Plan (TMP) for these proposed works will incorporate a Traffic Control Plans (TCP), incorporating Pedestrian Management Plans and Vehicle Movement Plans. Each specific worksite will implement a Traffic Control Plan which will identify and show the management of vehicle, pedestrian and plant movement around works as per approved CTMP and the approval from stakeholders will also form the TMP. All TCP's and approvals will be attached and updated, as necessary. The worksite traffic controllers will manage vehicles, mobile plant hazards to workers and the public as per RCo How We Work Standard "RCo-Ws-03-Traffic Plant & Equipment.

### **11.2 Access/Egress of Vehicles:**

All exiting trucks will be loaded to their prescribed weight limits, within the site boundary. All trucks will be covered by tarpaulin or like prior to exiting the site.

The demolition site will not interfere with any pedestrian movement other than at the access/egress points. Works will be carried out so that no impacts affect the surrounding buildings and roads.

Vehicles will access the site from Dragonfly Drive. Vehicles will enter and exit the site in a forward direction.

There will be no requirement to block any traffic lanes during the demolition works. Access to neighbouring properties will be maintained at all times.

## **DEMOLITION MANAGEMENT PLAN**

The arrival and departure of trucks associated with the demolition works will be carefully managed and controlled by site personnel using two-way radios. Trucks will be called onto the site when required and enter from Dragonfly Drive as per approved TMP.

### ***11.2.1 Ingress***

- Vehicles will access the site from the west via Dragonfly Drive and turn left into site.
- Vehicles will enter the site under the direction of a ticketed traffic controller in a forward direction.

### ***11.2.2 Egress***

- Vehicles exiting the site will turn left onto Dragonfly Drive and head in a north bound direction for their haul to the recycling yards and landfill.
- All vehicles will exit the site in a forward direction. Ticketed traffic controllers will stop traffic as required when trucks are exiting the site.

The hardstand area will be used to load the demolition material on to trucks for removal off site. Trucks will remain on the hardstand areas during prior to exiting the site to prevent material being tracked onto the surrounding roadways. Labourers will use water hoses to wash down truck wheel prior to exiting the site as required.

### ***11.2.3 Identification and assessment of worksites***

Each work site has different requirements, these will be identified individually, and management plans put into place, the site TCP will include more detail of this implementation and how the controls put in place will minimise disruption whilst maintain a safe work area for construction crews.

### ***11.2.4 Transport Vehicles & Frequency***

#### *Transport Vehicles:*

All demolition waste will be transported in rigid tipper trucks.

#### *Transport Frequency:*



The demolition works will involve approximately 24 truckloads averaging 4 loads per day.

## **DEMOLITION MANAGEMENT PLAN**

### ***11.2.5 Pedestrian Management***

All pedestrian travel within the site for site workers will be confined to designated walkways identified by safety signs and paraweb or alternate temporary fencing. No unauthorised personnel will be permitted within the demolition zone unless accompanied by the site supervisor. Whilst within the confines of the demolition works, all personnel will attire in Hi-Viz vests to ensure that visible to moving traffic. The site perimeter will be bound by hoardings to prevent unauthorised access to the site.

### **12 EROSION AND SEDIMENT CONTROL PLAN**

This Stormwater and Sediment Control Plan details the treatment of stormwater and wastewater during the demolition works to the Casuarina Lodge and Club House located on the Corner of Dragonfly Drive and Redbank Road, Westmead NSW 2145.

Water and sediment will be controlled by ensuring that all existing drains will be kept clear of rubble to remain operational during the works. Sediment filter fabric will be installed across the drain inlet to prevent sediment run off, in particular along Dragonfly Drive. Where the demolition of the structure will create sediment runoff to areas other than to the existing drains then sediment fencing will be established at the perimeter of the works.

The sediment fencing will be complimented by drainage swales and sediment ponds where the gradient of the site is likely to cause erosion and failure of sediment fencing. Additionally, silt control will be installed outside the site around the local stormwater inlet drains.

Regular inspections will be carried out to ensure that the drain inlets are not blocked, and free flow of stormwater is enabled. The sediment fencing will be inspected to ensure its effectiveness and serviceability.

Existing concrete and hardstand areas will be used for truck access and egress from the site. The hardstand area will be kept clean of demolition rubble to ensure no material is taken out to the roadway by trucks exiting the site.

All paints, oils, solvents, and fuels will be stored correctly and bunted safely.





# APPENDIX A

## SafeWork NSW Demolition Notification



SafeWork NSW

Work Health and Safety Act 2011 (WHS Act)  
Work Health and Safety Regulation 2017 (WHS Regulation)

### Notice of intent to commence demolition work

- Structure/ part structure that is at least six (6) metres in height
- Involving load shifting machinery on a suspended floor
- Involving explosives

Notification number: 941R-00398228-01

Date of notice: 9/01/2024

Notification status: Acknowledged

#### LICENCE DETAILS

Demolition licence number: 212609

Expiry date: 5/03/2028

Licence holder name: H & R Hassarati Pty Ltd

Class(es): DE1/ DE2

Registered business name: H & R Hassarati Pty Ltd

A.B.N: 98616076987

Daytime contact number: [Redacted]

#### WORK/ SITE DETAILS

Proposed work start date: 16/01/2024

Proposed work finish date: 30/03/2024

Site name: Cumberland West Mental Health Services

Site address: 166 Hawkesbury Rd Westmead NSW 2145

Site owner: Cherrie Civil Engineering

Telephone: [Redacted]

Type of structure to be demolished: Brick Clad Building, Concrete Slabs, Tiled Roof.

Machinery to be used in the demolition: Excavators, Skidsteers, Trucks.

Explosives to be used in the demolition:  Yes  No

Explosive licence number: [Redacted]

Explosive licence expiry date: [Redacted]

Explosive licence holder name: [Redacted]

Was a blast management plan provided:  Yes  No

#### SUPERVISOR/ WORKER DETAILS

Supervisor

DOB

Competency

Telephone

DE1 ASB

All work is to be carried out in accordance with the *Work Health and Safety Regulation 2017* and the associated codes of practice. This notification of intent to commence demolition work is required by clause 142 of the *Work Health and Safety Regulation 2017*. See Section 268 of the *Work Health and Safety Act 2011* for offences relating to the giving of false or misleading information under the Act or the Regulation.



**APPENDIX B**  
**Location, Condition of Underground Essential Services**  
**Including Isolation Certificates**



# **DEMOLITION MANAGEMENT PLAN**

## **INDUCTION RECORD**

I hereby confirm that I participated in the Demolition Work Plan at the Casuarina Lodge and Club House located on the Corner of Dragonfly Drive and Redbank Road, Westmead NSW 2145.

Name	Signature	Date



# **DEMOLITION MANAGEMENT PLAN**

## **INDUCTION RECORD**

I hereby confirm that I participated in the Demolition Work Plan at the Casuarina Lodge and Club House located on the Corner of Dragonfly Drive and Redbank Road, Westmead NSW 2145.

Name	Signature	Date



# DEMOLITION MANAGEMENT PLAN

## INDUCTION RECORD

I hereby confirm that I participated in the Demolition Work Plan at the Casuarina Lodge and Club House located on the Corner of Dragonfly Drive and Redbank Road, Westmead NSW 2145.

Name	Signature	Date