



Site Demolition Plan

Client: Hansen Yuncken

Project: Jindabyne EC

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1 Statement of Compliance

The methodology contained with this Demo Plan has been developed by Aitken Civil Engineering Pty Ltd who are a experienced contractors in NSW who will be engaged to perform the demolition works of existing Buildings at Jindabyne Education Campus. Aitken Civil Engineering Pty Ltd 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.

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 Jindabyne Education Campus 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 Jindabyne Education Campus; 207 Barry Way, Jindabyne and consists of a 3 No. Single Storey Building and minor external structures eg. Sheds.

5 Structural Characteristics

5.1 Occupancy Class

The buildings are of conventional construction and used for residential purposes.



5.2 Structural Support System

The buildings are predominantly timber framed and elevated off the ground with brick piers supporting timber flooring or slab on ground. There are external reinforced concrete slabs and stairs leading to the building. The roofs are sheet metal cladding or terracotta tiles and External walls are clad with brick veneer or fibrous materials.

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.

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 “Hazardous materials register and asbestos management plan Jindabyne sports and recreation centre, The Barry Way” by Coffey’s on 16/12/2013 .

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.

Demolition works will not commence in areas containing asbestos until asbestos has been removed. Rooms not containing asbestos or carpet removal required will be completed to allow access to asbestos for removal.

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. Material will be relocated externally by hand and placed into bins. Internal strip out will be completed exposing framing and roof lining to allow for structural inspection prior to remaining demolition.

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
- Initial strip out of building to expose asbestos or clear non-asbestos containing materials
- Removal of Asbestos
- Stripout of the building
- Structural demolition works
- Remove ground slabs and footings
- Load out material for removal off site

9 Access to Demolition Zone

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. Trucks will drive forward in and leave forward out, with no gate at the entry the trucks will navigate their way out as they would on all public roads and access ways.

9.1 Access / Egress of Vehicles

Trucks will enter & exit the site via the Barry Way.

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.

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.