

Demolition Work Plan

45 Macleay Street, Potts Point NSW 2011

Introduction:

Jabbs Excavations Australia Pty Ltd has been engaged to prepare a Demolition Work Plan for the demolition of Class 2 structures. The site is located at 45 Macleay Street, Potts Point NSW 2011.

This document has been compiled as per

- Demolition of Structures AS2601-2001 section 2.3 *Work Plan*, of Australian Standard
- Work Health and Safety Regulation 2017 (NSW) Part 4.6, 6.4 and 8.6
- Code of Practice: Demolition

This plan will outline the demolition to be conducted and the sequence in which the works will proceed.

Particulars:

Date Prepared: 26th August 2025

Document Reference: PP01_TIMEPLACE_R1

Site Address: 45 Macleay Street, Potts Point NSW 2011

Class of Building: Class 2

Overall height of the structure: approx. 33m high

Estimated Duration of the Works: 100 days (excluding public holidays, RDOs)

Structure Support System: The Structure is comprised of Concrete columns, Beams and conventional concrete slabs.

Plant and equipment: Mechanical demolition with a range of excavators from 1T – 35T, Mobile Cranes, Positracks, Elevated Work Platforms including a scissor lift and/or a knuckle boom lift.

Exclusion zone: The site boundary is to be delineated and maintained for the duration of the project. Access and Egress points will be established using the existing gate on McDonald Street. Appropriate signage to be in place outlining hazards, PPE requirements, contact details.

During different stages of the demolition, exclusions zones will be implemented to allow the safe demolition of the structures. Area will be closed off temporarily using barricades and signage to prevent the risk of workers being struck by falling objects as well as preventing worker from falling from heights. A safe distance must always be maintained around the excavators as per the SWMS.

Working Hours: DA approved working hours are as follows (TBC);

- Monday to Friday: 7.30am-5.30pm
- Saturday: 7.30am-3.30pm
- Sunday & Public Holidays: No work

Demolition Supervisors:

Name	Qualification
Beshara Kairouz	Unrestricted Demolition
Alexander Kairouz	Restricted Demolition
Tony Raymond	Restricted Demolition
Fahed Tabaa	Restricted Demolition

Site Investigations:**Investigation of Services:**

Prior to demolition, the site will be inspected to determine if any services still require disconnection and capping. BYDA information has been requested and reviewed. Power will be disconnected from the buildings by a licensed electrician, and a disconnection certificate will be obtained. As power is underground, an Ausgrid outage may be required. The electrician's signoff will detail any temporary live power remaining in the building.

An abolishment application has been submitted to Jemena for the disconnection of the gas service to the boundary. A disconnection certificate will be issued by Jemena following disconnection.

All existing stormwater pits to the site will be covered with geofabric and 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 fire services to the buildings will be disconnected and capped with a temporary water service connection for dust and fire control.

Investigation of Structure:

A preliminary investigation of the structures to be demolished and surrounding environment has been undertaken in accordance with the Code of Practice: Demolition Work (SafeWork, NSW) and AS2601: The demolition of structures. The methodology outlined in this report is to be reviewed and approved by an external structural engineer prior to commencement.

Investigation of Site:

No heritage listed structures have been identified on site. All neighbouring buildings are to remain operational throughout the demolition process. Works must not in any way hinder the operation of these surrounding buildings.

Safe Work Method Statements & Notifications:

SafeWork NSW will be notified via their online portal seven (7) calendar days prior to commencement of works on site. Notifications for Asbestos Removal and Demolition of Structures over 6m and placing machinery on load bearing slabs will be submitted.

The following key SWMS will be developed prior to staged works:

SWMS #	Task
001	Removal of Hazardous Materials
002	Removal of Roofing Materials
003	Operate Hydraulic Excavator / Skid Steer
004	Oxy Cut
005	Traffic Control
007	Internal Strip Out and Removal of Façade Windows
008	Demolition of Boundary Brick Wall (Manual)
010	Mechanical Demolition Using Excavator
011	Diesel Delivery
014	Driving Tipper Truck
Subcontractor	Installation of Hoardings
Subcontractor	Installation of Scaffold
Subcontractor	Crane operation and lifting

Hazard Investigation / Identification:

- Unplanned structural collapse
- Falls from one level to another
- Falling objects
- The location above and underground are essential services, including the supply of gas, water, sewerage, telecommunications.
- Exposure to hazardous chemicals – these may be present in demolished material or in the ground where demolition work is to be carried out (contaminated sites)
- Hazardous noise from plant
- The proximity of the building or structure being demolished to other buildings or structures
- Each of the above risks has been investigated and control measures will be outlined in the Safe Work Method Statement (SWMS) developed for demolition and associated work.

Hazardous Materials:

Hazard Material Survey

A Hazardous Material Survey (HAZMAT) is to be conducted by a qualified hygienist highlighting the condition of any hazardous materials, with particular emphasis on the relevant Australian Standard AS2601: The Demolition of Structures, Codes of Practice and SafeWork NSW requirements, including:

- Asbestos containing materials (ACM).
- Synthetic mineral fibre (SMF).
- Lead containing paint.

Council's Area Planning Manager and the Principal Certifier must be notified of any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination.

Asbestos

An asbestos management plan will be developed by Jabbs and any asbestos removal will be conducted by Class A/Class B licensed asbestos removalists in accordance with SafeWork NSW Code of Practice: How to Safely Remove Asbestos (2022) – Section 1.2.2

Five days prior to the commencement of asbestos removal SafeWork will be formally notified of the works. All adjoining properties and those opposite the development will be notified in writing of the dates and times when asbestos removal is to be conducted.

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

Environmental Controls:

Sediment Control:

- Installation of sediment control as per Sediment & Erosion Control Plan to be prepared by consultant
- Installing sediment settling and filtration system in the sumps of building to collect and filter sediment prior to it being released into the storm water system. Prior to releasing any water into the storm water, a testing system will be put in place.
- A mechanical vacuum type street sweeper is to be employed wherever sediment or dust becomes an issue on the external roadways and on the internal hardstand on site. The need for the sweeper will be assessed daily with input from interested parties and stakeholders.
- All drains will be covered in Geotech material. All fencing to the perimeter of site will be lined with shade cloth.

Noise Management

- Demolition works to be conducted in accordance with the project Construction Noise and Vibration Management Plan prepared by E-LAB Consulting.
- Demolition will be undertaken by choosing quieter plant and equipment based on the optimal power and size to most efficiently perform the required tasks suggested.
- External walls of each floor will be left in place until the very last stage of demolition of that level.
- The walls act as a sound barrier shielding the neighbourhood buildings from much of the noise generated by machines on that floor.
- Scaffolding will be lined with Mesh to the full height of the perimeter of building providing a noise dampening measure.
- Drop Zones will be located to ensure minimum noise from their operation
- All the Demolition activities to be take place within the DA hours.

Vibration Management

The following measures will ensure that disruptive vibration will not travel beyond site;

- Physical links from structure being demolished to adjoining buildings and structures will be demolished (e.g. overhead walkway etc.)
- Use lower vibration generating items of construction plant and equipment; that is, smaller capacity plant.
- Conduct attended measurements of vibration generating plant at commencement of works to validate the indicative safe working distances.
- Breakup of slabs, beams and columns into smaller pieces of rubble to reduce vibrations being felt from Drop Zone operation. All material to be broken down to less than 300mm

pieces to minimize vibration and impact during material handling. This will reduce the weight to less than 70kg.

- Material hoist to be utilised for material handling to prevent dropping of heavy materials over long distances.
- Hammer attachments to be utilized by smaller machines only (3.5t and 5t). Pulveriser attachment to be used by larger machines (24t/35t) to prevent significant vibrations.
- Minimise conducting vibration generating works consecutively in the same area.

Salvage, Reuse and Recycling of Traditional Building Materials

- Stone, bricks, roof tiles, joinery or any decorative architectural elements to be demolished to be salvaged where possible and reused on the project
- Salvaged building materials surplus to the project to be stored on site for future reuse or transferred to established second building material dealer for recycling.
- Documentation of the salvage and recycling methodology to be submitted to and approved by Council's Urban Design and Heritage Manager / Area Planning Manager prior to the issue of a Construction Certificate

Tree Protection

- Tree protection to be installed as per Tree Protection Specifications and Plan prepared by Urban Arbor.
- Construction access and the location of the works zone must be planned to avoid adversely impacting any tree to be retained. Alternative work zone locations must be provided, and suitable size cranes/machinery/equipment utilised to minimise tree pruning requirements. Only minor pruning works will be approved.
- Existing sections of kerbs adjacent to any street tree must not be removed without approval from the City of Sydney Tree Team.

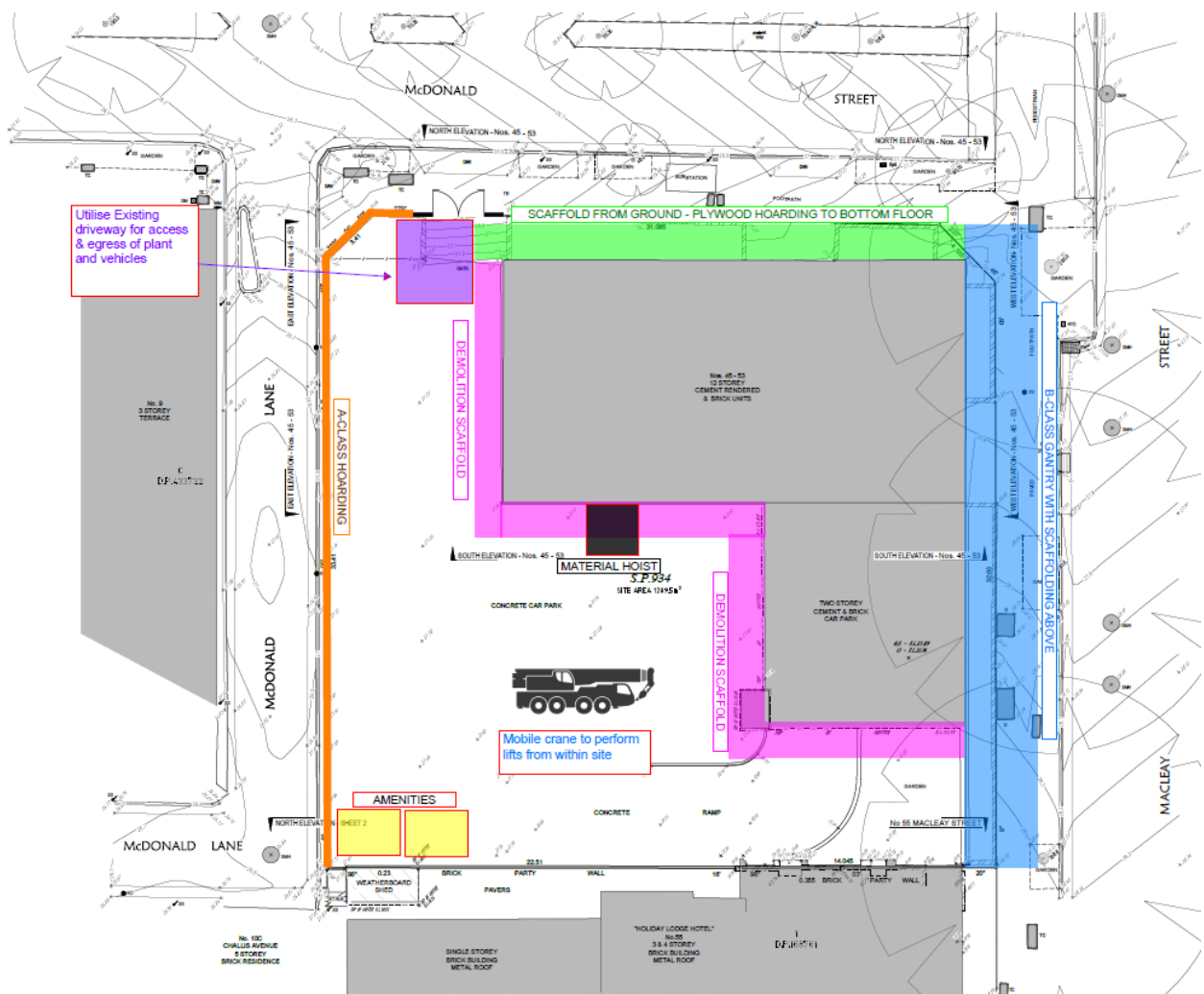
General Requirements:

- All workers to be inducted on site prior to commencing work
- Emergency rendezvous point established on site
- Suppress and control all dust becoming airborne through water spray.
- Separate and recycle materials where possible
- Communication tools such as two-way radios, mobile phones and whistle alerts between spotters, workers, and supervisor.
- All trucks to cover loads prior to leaving site
- Truck wheels to be cleaned inside site boundary before leaving
- Supervisor to ensure roads are regularly cleaned and free from any dust and debris
- Trucks will be entering and exiting through main gate located on McDonald St (see CTMP prepared by Transport Strategies)
- Materials will be loaded into trucks inside site boundary only
- Floating of large machinery [20t and larger] during non-peak hours only i.e. 10am-3pm
- For staging set-out and emergency rendezvous points, refer to Annexures
- Where it is proposed to place demolition plants and equipment on suspended floors for demolition, catch deck will be erected under the suspended slab (As per Engineer's specification). All employees will be inducted on the procedure outlined in the Work Method Statement and the general work procedures outlined in the site induction prior to commencing works on site.
- As per SafeWork Demolition Code Of Practice Section 4.10, portable fire extinguishers to be placed within site shed and, on any level, where works are taking place
- Waste facilities to be utilised include
 - **Demolition waste** – Breen Resources Kurnell or Waste 360 Strathfield South
 - **Concrete & Brick Waste** – Concrete Recyclers Camellia
 - **Steel Waste** – Sell & Parker Banksmeadow or InfraBuild Botany
- All waste records from the recycling and/or disposal of any demolition, excavation and construction waste generated from the works must be retained on site. These records must be available for sighting on request by an authorised Council officer.
- Initial Dilapidation report of neighbouring properties & public assets to be completed. Following completion of the demolition and excavation works, subject to the receipt of permission of the affected landowner, a second Dilapidation Report, including a photographic survey, is to be undertaken. The Report is to be completed within one month after the completion of demolition and excavation works.

Methodology

1.0 Site Establishment

- 1.01** Remove trees, shrubs and soil on Macleay Street and McDonald Street to enable erection of B-Class hoarding and scaffold.
- 1.02** Erect B-Class Gantry hoarding to Macleay Street.
- 1.03** Erect scaffolding to full perimeter of existing structures, including stretcher stair.
- 1.04** Install material hoist to enable material handling
- 1.05** Rodent Treatment Programme to be in place (by others) as per DA consent prior to the commencement of any demolition works
- 1.06** Structural engineer to certify load capacity of slabs to enable mobilisation of plant onto slab
- 1.07** Demolition works to be completed in a top-down approach
- 1.08** Any propping proposed by Structural Engineer to be installed



2.0 HAZMAT Removal

- 2.01** An Asbestos Removal Control Plan will be prepared by Jabbs for the works
- 2.02** SafeWork notification for the removal of asbestos will be lodged 5 days prior to commencing and all stakeholders & neighbours will receive a notice for the removal including start & finish dates for the Hazmat works
- 2.03** All works will be completed in accordance with the following Codes of Practice:
 - COP How to Manage and Control Asbestos in the Workplace 2022
 - COP How to Safely Remove Asbestos 2022
- 2.04** Once HAZMAT works have been completed, a clearance certificate will be issued by a qualified hygienist

3.0 Internal Soft Strip

- 3.01** Internal soft strip of all interior areas using hand tools and removal via material hoist and skip bins. The use of hand tools ensures precision and control, minimizing disruption and maintaining a safe working environment.
- 3.02** Excavator to progressively remove material and load out.
- 3.03** Exclusion zone to be established around any drop zones to prevent entry into the area.

4.0 Structural Demolition

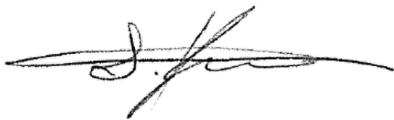
- 4.01** Utilise 60t mobile crane to mobilise 3.5t excavator onto roof slab to enable structural demolition. Ensure exclusion zone established around the building during works and drop zone is always clear.
- 4.02** With all road closes permits in place, the crane will be set up at the designated location within site for the safe lifting of a 3.5-ton excavator to the rooftop slab. The crane setup will be carried out in strict accordance with all safety protocols and engineering specifications. All required safety measures will be implemented, including lift study & load assessments by engineer.
- 4.03** Prior to commencement of mechanical demolition, establish exclusion zones on Ground Floor preventing entry to the building and area below the demolition zone to prevent injury to any personnel on site.
- 4.04** Mechanically demolish concrete slabs followed by masonry walls on each level using 3.5t excavator and jackhammer, ensuring dust suppression using fire hose from scaffold. Excavators must have ROPS, FOPS and demolition guard on front glass.
- 4.05** Excavator will break down each slab and associated brick walls in sections, using brick walls/columns below as support. This approach ensures a controlled and systematic demolition process.
- 4.06** All material to be broken down to less than 300mm pieces to minimize vibration and impact during material handling.

- 4.07** Stockpile concrete debris on Western pavement for the purpose of building a platform to establish 50t and 35t excavators to demolish remainder of building with pulveriser attachment.
- 4.08** Large excavators with concrete pulverisers to demolish through the structure once in reach. Rubble on Ground Floor to be managed so that no lateral force is placed on the adjacent columns supporting the existing structure.
- 4.09** Debris to be progressively cleared to prevent lateral loading on walls and scaffold below.
- 4.10** Labourer to be constantly controlling dust using water spray.
- 4.11** Leotech Motofog dust suppression system to be placed close to the demolition works in a safe place to prevent concrete dust / silica becoming airborne. Should the dust become excessive, supplement with high-pressure fire hoses or an additional dust suppression system.

5.0 Demolition of Slab on Ground & Foundations:

- 5.01** Using excavators to pull up ground slabs, footings and retaining walls throughout entire site. Slabs to be separated prior to pulverising. Excavator with ripper/bucket attachment to be used where possible. Larger footings may require hammering, upon which a smaller excavator (5-8T) will be utilised to minimise vibration.
- 5.02** Load out all loose and remaining demolition debris.
- 5.03** De-commission plant and machinery from site.
- 5.04** Practical completion/Handover of demolition work to client.

Prepared and endorsed by:

A handwritten signature in black ink, appearing to read 'Sobhi Kairouz', with a long horizontal line extending to the right.

Sobhi Kairouz - Project Director

Unrestricted Demolition Licence

Issued under *Work Health and Safety Regulations 2017 (NSW)*.

This licence is not transferable.

Licence: AD210713
Licence period: From: 15/09/2011 To: 15/09/2028
Licence holder name: Jabbs Excavations Australia Pty Ltd
Licence Type: Unrestricted Demolition Licence
Duration: 5 Years
ABN 49152224452

Description of the work that can be undertaken under this licence:

All demolition work

Licence Holder Obligations

A supervisor must be present at the site at all times when licensed 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, that is at least 6 meters in height or demolition involving explosives 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.

Supervisors attached to the licence at the date of issue are as follows:

Supervisor Name

Supervisor Class

Alexander Kairouz

Restricted - Demolition of structures above
15 metres

Restricted - Demolition pre or post tensioned
structures

Restricted Demolition

Mr Beshara Kairouz

Unrestricted Demolition

Mr Tony Raymond

Restricted Demolition