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Demolition Management Plan and Methodology

1 Noorebar Avenue.
Griffith, NSW, 2680

02 8026 1700
142 WICKS ROAD
MACQUARIE PARK NSW 2113

WWW.MOITS.COM.AU

Preliminaries

We have reviewed the project documentation and visited site & have understood the site constraints and requirements for the project. The methodology and sequencing for Demolition of this project takes into account the various specific aspects of the project including existing adjoining structures.

This management outlines the demolition and disposal of materials from 1 Noorebar Ave, Griffith, NSW, 2680. The aim of this plan is to ensure safety on site, manage environmental impact, and complete the project on time.

The plan covers the following areas of management:

- Legislative / Contractual requirements
- Hours of operation
- Site description
- Environment
- Machinery to be used
- Demolition Sequence
- Public and property protection
- Materials handling
- Disposal of Materials

Contents

Legislative Requirements

The works will be undertaken in accordance with the following relevant legislative requirements

- Work Health and Safety Act 2011 (NSW);
- Work Health and Safety Regulation 2017(NSW);
- Code of Practice Demolition Work 2019;
- How to Manage Health and Safety Risks Code of Practice;
- First Aid Code of Practice;
- Managing the Work Environment and Facilities Code of Practice;
- AS 1319-1994 and amendment No. 1 "Safety Signs for the Occupational Environment";
- AS 1715-2009 "Selection, Use and Maintenance of Respiratory Protective Devices";
- AS 1716-2012 "Respiratory Protective Devices";
- Waste Avoidance and Resource Recovery Act 2001;

Hours of operation (presumed)

Monday to Friday:	7:00am to 6:00pm
Saturday:	8:00am to 1:00pm

No work will occur outside of the hours nominated above. If work is required beyond these hours, prior approval will be requested from Griffith City Council.

Description

The 1 Noorebar Avenue buildings consist of:

- Building 23 (connection walkway) to be partially demolished.
- Building 24 Children's Ward, 1 story
- Building 25 Transitional Aged Care.
- Ramp

The pictures below describe the site from top and street view of the existing structures onsite.

Figure 1: Site Location from top.

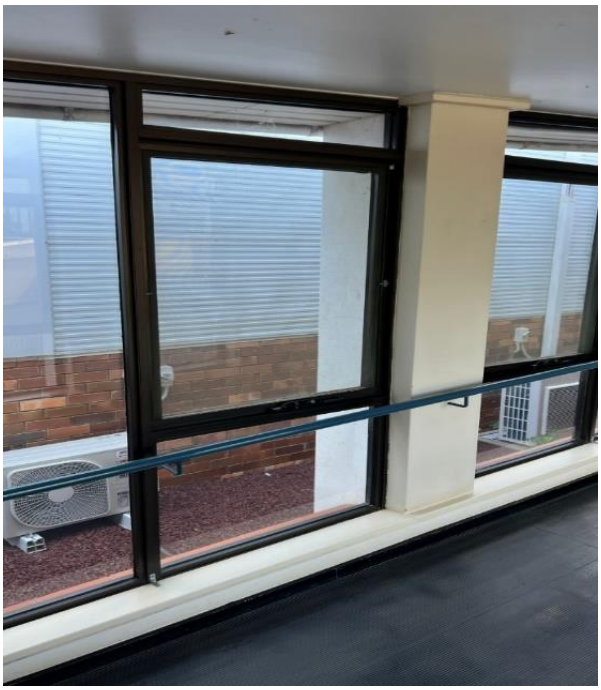

Figure 2: Building 23 Connection Walkway

Figure 3: Ramp

Figure 4: Building 24 Children's Ward

Figure 5: Building 25 Transitional Aged Care

Environment

Water Quality

Groundwater and Storm water is to be contained on site where possible during a rainfall event. Any overland flow leaving site must do so through erosion and sediment controls such as hay bales and sediment fences. Diversion bunds may be installed to direct over land flow across the site earthworks.

Any water to be pumped off site via a water treatment system is to be treated to ensure that the water attains a suitable quality for discharge into the existing storm water system on the site. An environmental scientist will be engaged to undertake this task. Clearance certificates will be obtained prior to removal of water.

Erosion and sediment controls are to be installed to treat overland flow water leaving the site. This is to be in line with the Guidelines for Erosion & Sediment Control on Building Sites and Soils & Construction volume 1, 4th edition, Managing Urban Stormwater. Erosion and sediment controls may include flow velocity reducers such as hay bales and silt fences. Existing Kerb Entry Pits will have sand bags installed to reduce sediment flow into the pit. The erosion and sediment control plan will be followed to minimize any risk of sediment flowing to the storm water drains.

Workplace Contamination and Waste

In the event that unidentified material is found on site, all works in that area must stop and the area bunted off if possible until the type and extent of the contamination can be determined. The Project manager and HSEQ Manager are to be notified to initiate an investigation and inform the client of the unexpected find.

Construction waste is to be segregated into type and stored on site for disposal. Where possible, the waste will be disposed of at a recycling centre to reduce unnecessary landfill. Any waste leaving the site will be tracked where required and disposal / trucking dockets maintained at the Moits head office.

All materials removed will be disposed offsite to Work-cover approved disposal areas. Clearance certificates will be obtained as to the integrity of the cleared area prior to its release for further construction.

Vehicle Movement

Vehicle movement on site will be in accordance with the site specific traffic management plan. A traffic control plan will be implemented to manage risk to public pedestrians and vehicles. This plan may change during the construction process to suit the staging of the works.

Public Impact

To minimize the disruption from noise, work will be done in nominated hours strictly. The

noise and vibration management plan will be followed along with the DA conditions to minimize the disruptions caused by noises and vibrations.

To control dust generation and where necessary, water will be sprayed at the source of origin, over demolished materials and excavation stockpiles. This will be implemented as required on site. The dust control plan will be followed strictly.

Site establishment

Services and Safety

Poly will engage with the local authorities to assess any underground services in the

area. Moits will;

- Ensure there are signs erected explaining the purpose of the barricades Ensure contact numbers are clearly written on the site signage
- Prepare related SWMS's and forward to Poly for approval.
- Ensure fire controls are in place; ensuring water and fire extinguishers are available on each level.
- The existing building will be checked for hazardous items and those will be removed before soft stripping takes place.
- Substations at the rear of carpark to be fenced off and retained.
- Air monitors will be installed for the duration of the asbestos removal works to ensure the safety of workers and occupants in the neighbouring properties. Reports from the air monitors will be provided upon request.
- All disconnection certificates to be provided before any works can be undertaken by Moits.

Site Amenities

Site amenities will be initially established within the existing property 1 Noorebar Avenue.

The amenities will ensure the provision of code compliant; toilets, lunch room, change rooms, for approximately 12 workers.

Demolition

Machinery to be used

The machinery to be used for demolition works is as follows. Further information has been provided in the machinery usage plan.

- 2 x 50T excavator Check
- 5.5T excavator (5.5 Excavator)
- Dust suppression units trailer large x4.
- Rigid Trucks & Bin Trucks

Sequence of Work

1. Disconnection of all services
2. Remove hazardous materials
3. Complete internal strip out of furniture, rubbish, non-load bearingitems.
4. Erect hoarding 1 Noorebar Avenue
5. Structural demolition of hospital

Hazardous material removal

Removal of all hazardous material as per:

CBRE Asbestos and Hazardous Materials Assessment
Noorebar Avenue, Griffith NSW 2680
Date: 30 March 2020
Referred to in Moits Methodology as "CBRE Hazmat"

A Summary of hazardous materials that have been identified in CBRE Hazmat is shown below.

Property	Asbestos-containing Materials		Synthetic Mineral Fibre	Lead-based Paint	Lead-containing dust	Poly-chlorinated Biphenyls	Ozone Depleting Substances
	Non-friable	Friable					
Building 23	-	-	-	✓	-	-	-
Building 24	-	✓	✓	-	✓	-	-
Building 25	-	-	✓	-	✓	-	-
Links	✓	-	✓	-	-	-	-

All hazardous items will be removed in accordance with CBRE Hazmat recommendations and a clearance certificate issued prior to starting demolition works.

CBRE Hazmat has the following recommendations:

1. Asbestos-containing materials.

   The preference will always be to eliminate the asbestos hazards from the site and if it is practicable for the occupier to do so then asbestos removal should always be considered. ACM on site, which were found to be in a bonded and stable condition, may be managed in situ and periodically inspected if removal is not practicable.

   If managed in situ, all identified or presumed ACM should be appropriately labelled, where possible, and regularly inspected to assess their condition and potential changes to health risk.

   Prior to any demolition, partial demolition, renovation or refurbishment, ACM likely to be disturbed by those works should be removed in accordance with relevant codes of practices, compliance codes and legislation.

1.1 Asbestos control measures

- If the ACM is friable, in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions should be applied, and removal is required as soon as practicable using a licensed contractor.
- If the ACM is friable, accessible but in a stable condition, removal is preferred. However, if removal is not immediately practicable, short-term control measures (i.e. restrict access, sealing, enclosure etc) may be employed until removal can be facilitated.
- If the ACM is non-friable and, in a poor/unstable condition, disturbance should be minimised. Removal or encapsulation may be appropriate controls. ACM which are found in localised areas and identified as damaged, consisting of small qualities of non-friable cement debris may not require the highest removal priority. The removal priority may be lowered due to a low risk of disturbance. Further confirmation can be obtained via asbestos fibre air monitoring where the result is found to be < 0.01 fibre/mL.
- For the instances above and further assessment of the risk, airborne fibre monitoring is recommended and can assist with decisions on the most appropriate, and urgency of, control measures.
- Where ACM is in a good, stable condition, ongoing maintenance and periodic inspection would be appropriate control measures.
- Remaining ACM identified or presumed should be appropriately labelled where possible. Those items should be regularly inspected to ensure they are not deteriorating and resulting in a potential risk to health.
- An asbestos management plan (AMP) should be created and maintained for all ACM that remain at the site to assist the persons conducting a business or undertaking (PCBU) with the management of these materials. The AMP must ensure that suitable control measures are implemented to prevent site personnel and others from being exposed to airborne asbestos fibres.
- Schedule periodic reassessment of ACM remaining on-site to monitor their aging/deterioration so that the PCBU can be alerted if any ACM require encapsulation or removal.
- A destructive hazardous building material survey must be carried out prior to any demolition or refurbishment works. All asbestos and hazardous materials identified and likely to be disturbed by those works should be removed in accordance with the legislative requirements and relevant codes of practice or compliance codes.
- During future demolition works, if any materials that are not referenced in this report and are suspected of containing asbestos are encountered, then works must cease and an asbestos hygienist should be notified to determine whether the material contains asbestos

  The recommendations, conclusions or stability of asbestos materials contained in this report shall not abrogate a person of their responsibility to work in accordance with statutory requirements, codes of practice, guidelines, material safety data sheets, work instructions or reasonable work practices.

2. Synthetic mineral fibres

SMF materials that are likely to be disturbed during any proposed demolition/refurbishment works should be handled in accordance with The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].

3. Lead-based paint

Any works that are likely to disturb LCP surface should be undertaken in accordance with the Australian Standard (AS4361.2:2017), Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings.

Any loose and peeling LBP should be stabilised (using hand -held scrapers, drop cloths and wet misting where appropriate) and the paint chips disposed of as hazardous waste.

Any remediation works that may generate dust or fumes (i.e. sanding, burning) must be performed under controlled conditions by a suitably resourced and experienced hazardous material/waste abatement contractor (e.g. a Class A licensed asbestos removal contractor).

4. Lead-containing dust

Any work processes involving lead-containing dust must be undertaken in a manner to ensure that no worker is exposed to lead at concentrations above occupational exposure standard (OES) of 0.15mg/m3 over an eight-hour day.

Lead-containing dust removal works should include the use of high efficiency particulate air (HEPA) filtered vacuum cleaners and wet wiping techniques by a licensed contractor under controlled lead-containing dust conditions in conjunction with air monitoring and clearances by a competent hygienist.

5. Polychlorinated biphenyls

It may not be considered feasible to inspect every light fitting within a premise as information available in the public domain on the identification of PCB-containing capacitors is limited. However, all metal capacitors should be treated as containing PCB unless determined otherwise

All capacitors containing or suspected as PCB or the fluorescent light fittings likely to be disturbed during future works should be removed prior to any future demolition, partial demolition, renovation or refurbishment in accordance with Department of Occupational Health, Safety and Welfare, Safe Handling of PCB in Fluorescent Light Capacitors – 1993 and with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.

6. Training

Information, instruction and training must be provided to workers, contractors and others who may come into contact with hazardous materials in a workplace, either directly or indirectly.

Depending on the circumstances this hazardous materials awareness training may include:

- The purpose of the training;
- The health risks of hazardous materials;
- The types, uses and likely occurrence of hazardous materials on site, in plant and/or equipment in the workplace;
- The trainee's roles and responsibilities for hazmat management;
- Where the register of hazmat is located and how it can be accessed;
- The timetable for removal of hazmat from the workplace;
- The processes and procedures to be followed to prevent exposure, including exposure from any accidental release of hazmat into the workplace;
- Where applicable, the correct use of maintenance and control measures, protective equipment and work methods to minimise the risks from hazmat, limit the exposure of workers and limit the spread of hazmat outside any work area;
- The National Exposure Standard (NES) and control levels for hazmat; and
- The purpose of any air monitoring or health surveillance that may occur.

Should any further suspect asbestos and/or hazmat become evident during future disturbance/ refurbishment works which have not been addressed in this report, Coffey should be contacted immediately so that a WHS consultant can confirm the status of the suspect material/s.

Complete Internal Strip-out

Internal stripping works can commence, after all the services are disconnected and the hazardous materials have been removed.

Traffic and pedestrian management plans will be amended (if required) in order to allow necessary council road or pedestrian pathway changes.

Rubbish accumulated on ground level to be removed from site after structural demolition has commenced.

Additional resources – ensure any additional resources of plant, tooling, labour and professional services have been organized and delivered on site such as excavators/bobcat.

Structural Demolition of Building

Moits will start the structural demolishing works at 1 Noorebar Avenue using 50 ton excavators with hydraulic pulverisers attachment.

At the start, Moits will start with a smaller machine, using Hydraulic Pulverisers only as a trail to measure the impact on the nearby buildings by checking the vibration monitors data. Then gradually, will escalate the demolition works towards the use of the bigger machine (50 ton) with a ripper attachment, hydraulic hammer…etc.

The Hydraulic pulverisers attachment will be used for the majority of the work especially to take the roof slab down. The use of the hydraulic Hammer will be reserved for the largest structural elements which will help to reduce impact to neighbors. Once enough space is created a 50T excavator will be floated to site to assist with demolition, process material, and load trucks. Trucks will enter and exit from opposite Opposite 16 Animoo Avenue as per the traffic control plan.

Disposal of Materials

Recyclable material from the project such as concrete, roof tiles, bricks and masonry will be crushed and turned into a saleable product and reused in the construction industry. Other materials will be tipped at EPA licensed landfill tips.